

CITY OF SACRAMENTO

Permit No: 9801386

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 1689 ARDEN WY SAC

Sub-Type: REM

Parcel No: 2770160071

STE 2180

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

ARDEN FAIR ASSOCIATES
1689 ARDEN WAY #1167
SACRAMENTO CA 95815

Phone:

Phone:

Phone:

Nature of Work: INTERIOR RETAIL REMODEL

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 Law does not apply to an owner of property who builds or imporves thereon, and who does such work himself or herself or through his or 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 or 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.

Date 4-6-98 Applicant/Agent Signature John Marcum

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.

X 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:

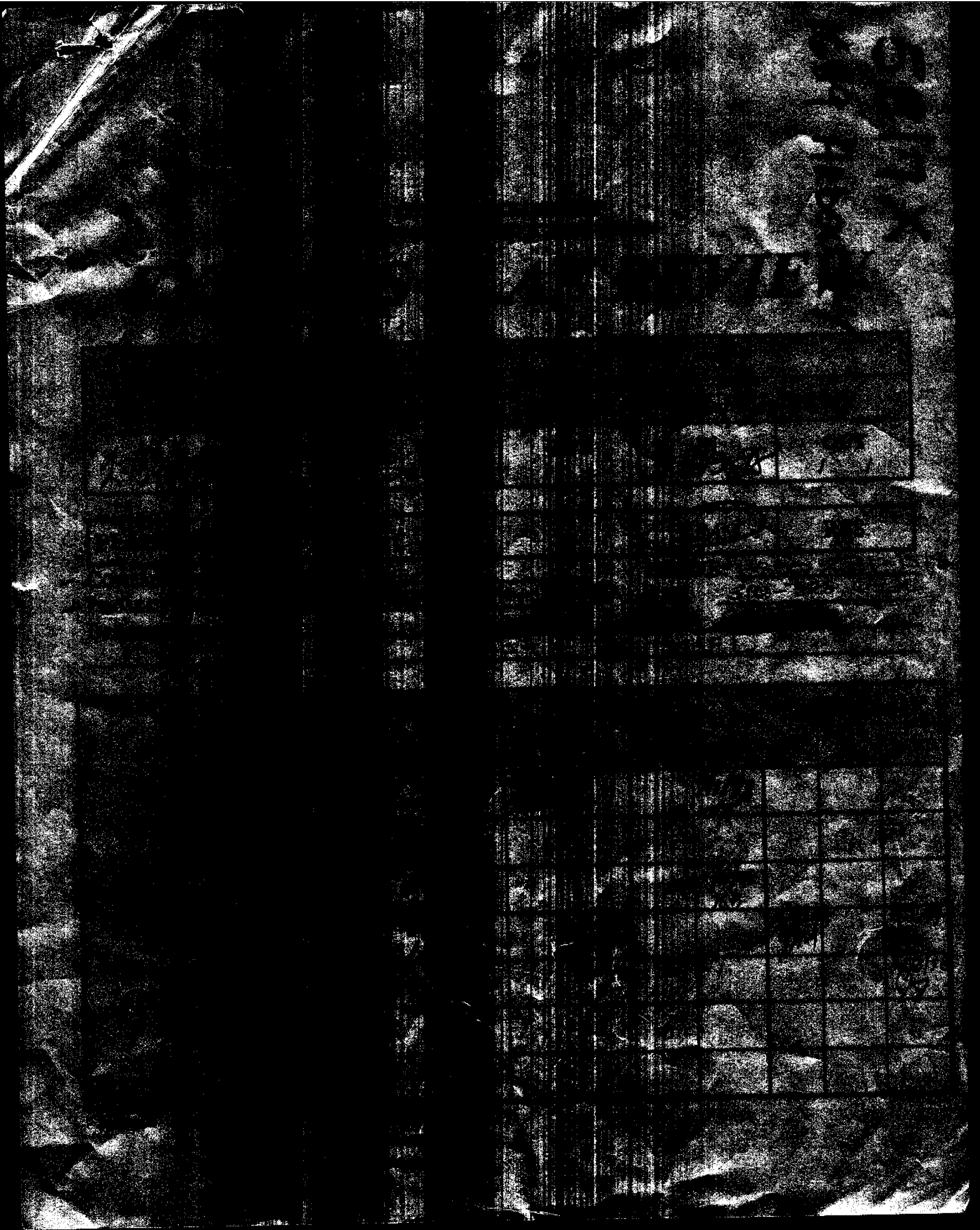
Carrier Golden Eagle Policy Number KWC 543208-07

(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 4-6-98 Applicant Signature John Marcum

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
APPLICATION FOR BUILDING PERMIT
DEPARTMENT OF PLANNING AND DEVELOPMENT
BUILDING INSPECTION DIVISION
 1231 I Street, Room 200
 Sacramento, CA 95814
 (916) 264-7619 FAX 264-7046

9801386 C X

ADDRESS 1689 Arden Way - Sacramento, CA P.C. # 5817 X
 PARCEL # 277-0160-071 SUITE # 2180
 AREA # _____

CONTACT
 NAME Mark Leon LICENSED CONTRACTOR
 ADDRESS 1327 Post Ave Ste H OUT TO 3rd
Torrance CA 90501 NAME _____
 PHONE (310) 328-6300 ADDRESS _____
 PHONE _____ ZIP _____

ARCH/ENG. 1800-281-1588 OWNER/TENANT
 NAME Deepak Vora NAME Hot Topic
 ADDRESS 16466 Bernardo Ctr. Dr #238 ADDRESS 3410 Pomona Blvd
San Diego CA ZIP 92128 Pomona CA ZIP 91768
 PHONE 619-592-9205 PHONE (909) 869-6373

WILL THE PERMITEE HAVE ANY EMPLOYEE'S ON THE JOBSITE? YES NO
 NATURE OF WORK IN DETAIL: Interior Tenant Improvement
to an Existing Retail space.

INT. RETAIL REMODEL

D.B.A. Hot Topics VALUATION \$60,000
BELOW THIS LINE FOR BLDG. DEPT. USE ONLY

FLOOD STATUS A99 S.C.A.T. _____

JOB DESCR. BLDG SHEL APT TIE REM SW FIRE ADD OTH

INSP. DISCIPLINES BLDG MECH PLUMB ELEC SITE FIRE

# OF STORIES	AREA 1ST FL.	TOTAL AREA	USE ZONE	OCCUP. GROUP	CONST. TYPE	FIRE SPRINK.	FED CODE	VIO. FILE
B	<u>L</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>RE</u>	<u>yes</u>	<u>18</u>	
						<u>S</u>	<u>D</u>	<u>R</u>

COMMENTS: _____

(SUBSTANTIAL IMPROVEMENTS)
AGREEMENT REGARDING
THE RISK OF FLOODING

RECITALS

- A. The undersigned have contracted for construction of the improvements located at 1689 Arden Wy and described in the attached building permit (the "Improvements").
- B. The undersigned expressly acknowledge that the Improvements may be subject to flooding hazards due to their location in a 100-year floodplain, as described in the Flood Insurance Rate Map dated November 15, 1989, ("FIRM"), prepared by the Federal Emergency Management Agency ("FEMA").
- C. The undersigned acknowledge that they have read the Notice to Building Permit Applicants Regarding the Risk of Flooding attached as Exhibit "B."
- D. Despite the potential for flood damage, the undersigned intend that the Improvements be constructed even though they will not be at least one foot above the 100-year floodplain elevation levels identified in the Preliminary Work Map dated January, 1989, prepared by the U.S. Army Corps of Engineers.
- E. The undersigned acknowledge that the City of Sacramento (the "City") recommends obtaining flood insurance for the Improvements.

AGREEMENT

In consideration of the issuance of a building permit for construction of the Improvements, the undersigned agree as follows:

1. Flood-Related Property Damage. For purposes of this Agreement, the term "flood-related property damage" shall mean any property damage due to flooding resulting from an overtopping out of the channels of the Sacramento River, American River, Dry Creek, Arcade Creek or Morrison Creek levee systems or a break in those levee systems.
2. Assumption of Risk. The undersigned expressly assume the risk that the Improvements may be subject to flood-related property damage.
3. Waiver of Property Damage Claims. The undersigned unconditionally waive any flood-related property damage claim asserting liability on the part of the City, or its officers, agents or employees premised on the issuance of a permit for the Improvements.

9. Succession. The undersigned expressly intend that the obligations contained herein shall run with the Improvements and shall bind their respective heirs, assignees and successors in interest.

10. Termination. All of the obligations set forth in this Agreement shall terminate at such time as FEMA determines that the area in which the Improvements are located has attained at least 100-year flood protection.

DATED: 4-6-98

John Marcum
SIGNATURE

Supervisor
Title of Signatory if Signing for an Entity

John MARCUM
Name

1689 ARDEN WY
Address

SAC, CA 95815

SIGNATURE

Title of Signatory if Signing for an Entity

Name

Address

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: Hot Topic Phone: _____
 Site Address: 1689 ARDEN WY SAC 95815 Suite: 2180
(Street) (Zip)
 Business Owner/Representative: _____ Phone: _____
 Nature of Business: _____
 Property Owner: _____ Phone: _____
 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: John MARCUM
(Print)
John Marcum 4-6-98
(Signature) (Date)

BID Use Only: Plan Ck# <u>981386c</u> Permit # <u>981386c</u> OK to issue prmt? Y <u>Bill</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 _____	

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 703.1, Business and Professions Code: Any city or county which requires a permit to construct, alter, 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 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 Professions 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 or her own employees, provided that such improvement 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 or 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 & P Code for this reason _____

SIGNATURE DATE

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 the work for which this 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: Golden Eagle Ins. Co. exp. 1/1/99
Policy No.: NWC 54 32 08-07

I certify under penalty of perjury 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.

John Marcum SIGNATURE 3-10-98 DATE

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In issuing this 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 the 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 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, understand and agree to the above conditions. I certify under penalty of perjury that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

John Marcum SIGNATURE OF APPLICANT OR AGENT 3-10-98 DATE

3 FOLDS

ARCHITECTURAL FLOOR PLAN NOTES

1. LEASE LINES
2. EXISTING PARTITION WALLS TO REMAIN. MATCH AND REPAIR AS SHOWN ON EXISTING FLOOR PLAN.
3. EXISTING PARTITION WALLS TO BE REMOVED. ALL EXISTING PARTITION WALLS TO BE REMOVED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4. EXISTING PARTITION WALLS TO BE RECONSTRUCTED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
5. EXISTING PARTITION WALLS TO BE RECONSTRUCTED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
6. EXISTING PARTITION WALLS TO BE RECONSTRUCTED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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16. EXISTING PARTITION WALLS TO BE RECONSTRUCTED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
17. EXISTING PARTITION WALLS TO BE RECONSTRUCTED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
18. EXISTING PARTITION WALLS TO BE RECONSTRUCTED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
19. EXISTING PARTITION WALLS TO BE RECONSTRUCTED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
20. EXISTING PARTITION WALLS TO BE RECONSTRUCTED TO THE CENTERLINE UNLESS OTHERWISE NOTED.

- PARTITION TYPES**
1. PARTITION TYPE 1: 1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON TOP AND BOTTOM SURFACES. FINISH WITH PAINT.
 2. PARTITION TYPE 2: 1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON TOP AND BOTTOM SURFACES. FINISH WITH PAINT.
 3. PARTITION TYPE 3: 1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON TOP AND BOTTOM SURFACES. FINISH WITH PAINT.
 4. PARTITION TYPE 4: 1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON TOP AND BOTTOM SURFACES. FINISH WITH PAINT.
 5. PARTITION TYPE 5: 1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON TOP AND BOTTOM SURFACES. FINISH WITH PAINT.
 6. PARTITION TYPE 6: 1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON TOP AND BOTTOM SURFACES. FINISH WITH PAINT.
 7. PARTITION TYPE 7: 1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON TOP AND BOTTOM SURFACES. FINISH WITH PAINT.
 8. PARTITION TYPE 8: 1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON TOP AND BOTTOM SURFACES. FINISH WITH PAINT.
 9. PARTITION TYPE 9: 1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON TOP AND BOTTOM SURFACES. FINISH WITH PAINT.
 10. PARTITION TYPE 10: 1/2" GYP BOARD ON 2" X 4" STUDS @ 16" O.C. WITH 5/8" GYP BOARD ON TOP AND BOTTOM SURFACES. FINISH WITH PAINT.

DOOR SCHEDULE

NO.	SIZE	DOOR	FRAME	HARDWARE	REMARKS
1	3'-0" X 7'-0"	RETAIL	RETAIL	RETAIL	EXISTING RETAIL DOOR
2	3'-0" X 7'-0"	SOLID CORE BRUSH DOOR	RETAIL	TO LOCK WITH PASSAGE CYLINDER (AS PER ADA)	RETAIL DOOR TO BE RECONSTRUCTED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3	3'-0" X 7'-0"	BRUSH	BRUSH	BRUSH	EXISTING BRUSH DOOR TO BE RECONSTRUCTED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4	3'-0" X 7'-0"	BRUSH	BRUSH	BRUSH	EXISTING BRUSH DOOR TO BE RECONSTRUCTED TO THE CENTERLINE UNLESS OTHERWISE NOTED.

NOTES:
 1. ALL DOORS AND STAIRS TO BE PAINTED WITH RETAIL DOOR PAINT.
 2. ALL DOORS AND STAIRS TO BE PAINTED WITH RETAIL DOOR PAINT.
 3. ALL DOORS AND STAIRS TO BE PAINTED WITH RETAIL DOOR PAINT.

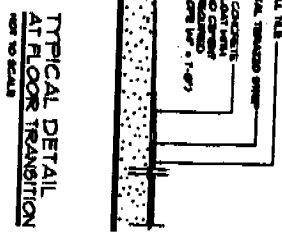
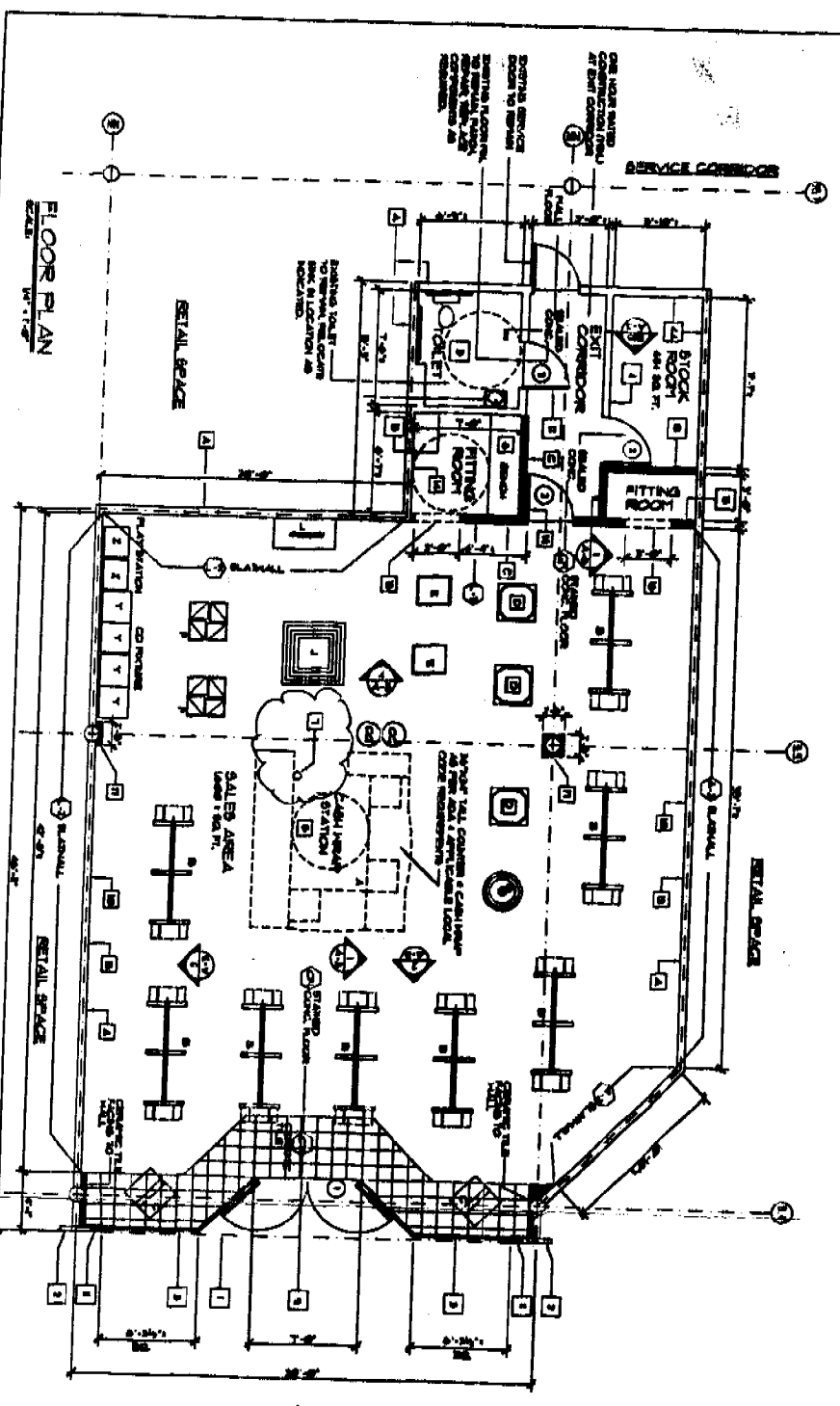


FIGURE SCHEDULE

FIGURE NO.	DESCRIPTION	REMARKS
1	CABINETRY (SEE ARCH. SPEC.)	RETAIL
2	3-SHAYT DRESSER	RETAIL
3	SPRINKLER CASE	RETAIL
4	RECEPTION / PACKAGING COUNTER	RETAIL
5	4-SHAYT DRESSER	RETAIL
6	BRAND-NAME TUBS	RETAIL
7	HOT TUB	RETAIL
8	TUBS (SEE ARCH. SPEC.)	RETAIL
9	TRAY (SEE ARCH. SPEC.)	RETAIL
10	FOOTBATH (SEE ARCH. SPEC.)	RETAIL
11	CD REPAIR	RETAIL
12	CD REPAIR STATION	RETAIL
13	CD REPAIR STATION	RETAIL
14	CD REPAIR STATION	RETAIL
15	CD REPAIR STATION	RETAIL

FLOOR PLAN

SCALE: 1/8" = 1'-0"



DRY DESIGN
 16466 BERNARDO CTR. DR. #220
 SAN DIEGO, CA 92128
 TEL: (619) 598-9535



SPACE # 240
 ARDEN FAIR MALL
 1489 ARDEN WAY #1167
 SACRAMENTO, CA 95815



GENERAL CONTRACTOR SHALL VERIFY QUANTITIES AT TIME OF BIDDING FROM TENDANT PRIOR TO CONSTRUCTION

SCALE: 1/8" = 1'-0"

DATE: 11-18-08

SHEET: A-1

OF: 3 SHEETS

CITY OF SACRAMENTO CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address 1689 ARDEN WAY - SPACE 2180 Permit No. 98-01386C

Building Use Retail Store DBA: HOT TOPICS Occupancy M

Building Owner Arden Fair Associates Construction Type 1 Fr

Owner Address 1689 Arden Way #1167, Sacramento, CA Sprinkled Yes No

Portion of Building Occupied Space 2180 Area 2,600± Sq. Ft.

05/06/98 BRADFORD J. BOEHM, P.E.  Bradford J. Boehm, P.E.

Date Issued 05/06/98 By: Print Sign Bradford J. Boehm, P.E. City Building Official

Henry/Green/Melavic/Cooke

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 9 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