



P08-029
2-22-2008

Building History Report

History of 2600 Q Street, Sacramento, CA
APN: 007-0336-001

The 2600 Q Street property was originally built in the 1930s as rental units with minimal architectural style within a residential community of mostly craftsman-style homes. The residential site encompasses six buildings, with three buildings as duplex-units to total six units, and three buildings as duplex garages to proffer one covered parking space per unit.

In 2004, a renovation plan was developed for the property that incorporated craftsman-style architecture and landscaping that would provide architectural consistency to neighboring properties. Plaza 26 received a Design Review approval in March 2004 to proceed with the extensive rehabilitation of the three deteriorated duplexes and corresponding detached garages located on the subject property. The improvements included the following:

- Constructing front porches reminiscent of craftsman-style architecture
- Installing new:
 - ✓ Roofs
 - ✓ Gutters
 - ✓ Dual pane windows
 - ✓ Interior wall finishings
 - ✓ Insulation to all ceilings and walls
 - ✓ Front doors
 - ✓ Garage doors
 - ✓ Central heating and air units
 - ✓ Plumbing for kitchens and bathrooms
 - ✓ Appliances
- Painting all interiors and exteriors
- Refinishing all interior hardwood floors
- Landscaping entire site, including soft- and hard-scapes.
- Renovating the property fencing
- Constructing a fountain water feature

Each unit was constructed with individual gas, electrical and water services.

The construction is now complete and the units have been vacant during the entire rehabilitation process.

The following pages are from the City of Sacramento Development Services Inspection History.



CITY OF SACRAMENTO

www.cityofsacramento.org
 Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
 Inspection Request: 1-916-808-7622

Downtown Permit Center
 New City Hall
 915 I Street, 3rd Floor
 Sacramento, CA 95814

Permit Number:
0407089

North Permit Center
 2101 Arena Blvd., Suite 200
 Sacramento, CA 95834

INSPECTION HISTORY

Address: **2600 Q ST** Area: 1 Status: **Finald**

Nature of Work: REROOF W/30YR DIM LAM,HVAC CUT IN-SPLIT SYS, ADD FRNT PORCH, C/O ALL WINDOWS & DOORS,SKIM COAT (E) STUCCO,C/O GAS WTR HTR.C/O ELEC APPLIANCES. NEW GAR DOOR OPENER, STEAM SHOWER,RE-WIRE, RE-PLUMB,CHANGE OVERHEAD TO UNDERGROUND ELECTRICAL

INSPECTION HISTORY:

11/09/2005	10 Bldg-Foundation Forms	Approved	SMB	
10/13/2005	14 Bldg-Insulation Wall	Approved	MJB	
04/27/2005	17 Bldg-Roof Plywood Nailing	Approved	SAE	
07/29/2005	18 Bldg-Exterior Lath/Siding	Correction Notice	SEB	
07/27/2005	26 Bldg-Shear Nail	Approved	SAE	
02/06/2007	29 Bldg FINAL	Correction Notice	Patrick Mauch	Install smoke detector min. 3 feet from air duct return.
02/07/2007	29 Bldg FINAL	Approved	Patrick Mauch	
02/07/2007	39 Mech FINAL	Approved	Patrick Mauch	
05/11/2006	40 Plmg-Underfloor/Slab	Partial	SMB	1. OK to backfill up to gate trench- leave t.v. and phone conduit exposed- keep run with no more than 360 degrees of bends. OK to backfill gate trench. 2. OK to cover gas line. Call for gas test after covered. 3. Conduit not yet run to pool location.
04/19/2006	47 Plmg-Gas Test	Approved	JPZ	
02/07/2007	59 Plmg FINAL	Approved	Patrick Mauch	
05/11/2006	61 Elect-Conduit/Underground	Partial	SMB	1. OK to backfill up to gate trench- leave t.v. and phone conduit exposed- keep run with no more than 360 degrees of bends. OK to backfill gate trench. 2. OK to cover gas line. Call for gas test after covered. 3. Conduit not yet run to pool location.
05/18/2006	61 Elect-Conduit/Underground	Approved	JPZ	
06/08/2005	63 Elect-Rough	Not Ready	KR	
07/24/2006	67 Elect-Temp Power	Not Ready	REC	
02/07/2007	79 Elect FINAL	Approved	Patrick Mauch	
08/17/2005	81 Frame Across/Board	Correction Notice	JPZ	
08/29/2005	81 Frame Across/Board	Cancel	CB	NOT READY
08/30/2005	81 Frame Across/Board	Correction Notice	CB	REINSPECTION FEE ASSESSED
10/13/2005	81 Frame Across/Board	Correction Notice	MJB	
10/18/2005	81 Frame Across/Board	Approved	SLG	PER C/N

11/08/2005

81 Frame
Across/Board

Cancel

IVR

IVRS - AP canceled



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North Permit Center

2101 Arena Blvd., Suite 200

Sacramento, CA 95834

Permit Number:

0519042

INSPECTION HISTORY

Address: **2600 Q ST** Area: 1 Status: Complete
Nature of Work: NEW BLOCK PRIVICY WALL AND WATERFEATURE (REVISION TO ACTIVE PERMIT
0407089)

INSPECTION HISTORY:

07/06/2006	10 Bldg-Foundation Forms	Approved	JPZ
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