

COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION, CITY HALL, STOCKTON, CALIFORNIA 95202

24 hr. Inspection Request
944-8560

PHONE (209) 944-8561
CITY OF STOCKTON

Permit No. **A**

2-28-81

20944386

- CONSTRUCTION PERMIT ELECTRICAL PERMIT MECHANICAL PERMIT
 BUILDING PERMIT PLUMBING PERMIT WRECKING PERMIT

WORK DESCRIPTION 200 amp Service Change, Future 2 amp outlet, 6 plug circuits		TRACT 0532	TR. ZONE 03	BLOCK 25	PARCEL 09	
JOB ADDRESS 321 W. Acacia			ASSESSOR PARCEL NO. 137140-08			
LEGAL DESCRIPTION 321 W. Acacia		LOT	BLOCK	SUBDIVISION	PUBLIC SCHOOL IMPACT FEE 84-0211-	
OWNER Tom Warner Warner				DEVEL FEE 15-0610-002		
OWNER ADDRESS Same				PHONE	PARK LAND 15-0610-003	
CONTRACTOR Bisco Electric, Inc.		ADDRESS 1502 E. Pala		PHONE 210079	PLAN CHECK 10-0424-000	
ARCHITECT/ENGINEER		ADDRESS		LICENSE NO	PHONE 465-0761	
ZONING	CONSTR. CODE 26	NO. OF ROOMS 15	VALUATION 2600.00		PERMIT FEE 10-0424-000	
OCCUP. GROUP	NO. OF HOUSING UNITS	REMARKS Ready for Inspection			SMIP FEE 84-0251-013	
TYPE CONSTR.	CONTR. CREDIT NO. 104				CERT. OF OCC. 10-0424-000	.50
OCCUP. LOAD	SPRINKLERS				WATER CONN. IN CITY 24-0645-001	
NO. OF STORIES	BASEMENT				SEWER CONN. IN CITY 72-0645-001	
TOTAL FLOOR AREA	USE PERMIT NO.				TOTAL FEES 27.00	

TYPE OF INSPECTION	DATES	INSPECTOR	REMARKS
FOUNDATION			
GROUND REBAR			
UNDERFLOOR/SLAB PLUMB.			
UNDERFLOOR/SLAB MECH.			
UNDERFLOOR/SLAB ELECT.			
GAS LINES			
UNDERFLOOR			
MASONRY/FIREPLACE			
PLUMBING ROUGH			
MECHANICAL ROUGH			
ELECTRICAL ROUGH	2-24-81	JPT	
FRAME ROUGH			
LATH INSIDE			
LATH OUTSIDE			
GAS SERVICE			
SEWER			
ELECTRICAL SERVICE	2-24-81	JPT	
PLUMBING FINAL			
MECHANICAL FINAL			
ELECTRICAL FINAL	2-24-81	JPT	
GAS APPLIANCE			
BUILDING FINAL			
CERTIF OF OCCUPANCY			

INSPECTOR

INSPECTOR'S CARD



CITY OF STOCKTON
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION, CITY HALL
STOCKTON, CALIFORNIA 95202

PHONE: (209) 937-8561
24 Hr. Inspection Request
937-8560

PERMIT

Application Number
06 00002217

LICENSED CONTRACTORS DECLARATION

I hereby affirm 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.

CONTRACTOR TW & ASSOCIATES INC
LICENSE NO. _____
LICENSE TYPE _____ DATE _____
STOCKTON BUS. LIC. NO. _____

Job Address
521 PVT E ACACIA ST

Issue Date
10/01/07

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's 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 is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he 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.):

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 Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his 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 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 Contractor's License Law does not apply to any owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____, B & P.C. for this reason _____
Date _____ Owner _____

NOTE: To protest the imposition of any development fee, dedication, reservation or other exaction imposed on your project, you must file written notice with the City Clerk's office within 90 days after approval of the project or imposition of the fees, dedications, reservations or other exactions stating that the required payment is tendered or will be tendered when due, or that any conditions which have been imposed are provided for or satisfied, under protest, along with a statement of the actual elements of the dispute and the legal theory forming the basis for the protest.

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3900, Lab. C.) Policy No. _____

Company _____
 Certified copy is hereby furnished. Expires _____
 Certified copy is filed with the city building inspection department.

Date 10-1-07 Applicant [Signature]

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars (\$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.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that I have read this application and state 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.

SIGNED [Signature]

PRINT NAME Bonnie Ridings

APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE BUILDING OFFICIAL OR HIS DEPUTY AND FEES ARE PAID.

SIGNATURE [Signature]

Permit Type . . : COMBINATION BUILDING PERMIT-2L
Subdivision . . :
Parcel Nbr . . : 139 210 08
Geo Code . . : 6020 05 01 01 4
Owner Name . . : CALIFORNIA STATE OF
Address . . . : 400 GOLDEN SHORE
LONG BEACH CA 90802
Appl Type . . : ADD, ALT & REPAIRS-NON RESIDENTIAL
Desc of Work : NON RESIDENTIAL OFFICES
Valuation . . : 50,000
Square ftg . . : 4,971 Zoning . . . : FF
Occud Group . . : B Const Type . . : 5N

Special Notes and Conditions

TW & ASSOC.
602019 93008
STATE FUND 100107
22729 123107
B HIC
REMODEL "MAGNOLIA MANSION"
PHASE III
PORTABLE FIRE EXTINGUISHERS TYPE: 2-A:10-B:C.
EXTINGUISHERS MUST BE MOUNTED 1 PER 3,000 SQ. FT. WHERE
VISIBLE, ACCESSIBLE AND UNOBSTRUCTED. MAXIMUM TRAVEL TO
EXTINGUISHER FROM ANY POINT SHALL BE 75 FEET.

FEES

PERMIT FEE	1,114.50
PLAN CHECK FEE	802.44
A25-TECH FEE-GIS SUPPORT	50.00
A26-CAP. PRES. FEE----*LL	50.00
A96 PLAN CHECK EXTENSION	20.00
A20-GPHI-----*KK	100.00
A17-SHIP-COMMERCIAL---*R9	10.50
A35-LAND UPDATE-----*HH	3.10
A30-FERMIT TRACKING---*HH	13.00

PERMIT TOTAL 2,163.54

446 06397

[Signature]

Planning Division Plan Review

Site Review No. _____ Date Rec'd: 5/3/06

Zoning: _____ Planner: AK

APPLICATION FOR PERMIT

Notes: OK for Submittal - Univ. Park Project

APPLICATION NO. 06-2217

APPLICATION DATE 5/3/06

BY EE

**CITY OF STOCKTON
COMMUNITY DEVELOPMENT DEPARTMENT**

CITY HALL
425 N. EL DORADO STREET (209) 937-8561
STOCKTON, CA 95204-9977 FAX (209) 937-8893

M.P. # _____

Any modification to this plan will require additional review

APPLICANT TO COMPLETE THIS PORTION

JOB ADDRESS: <u>521 East Acacia St.</u>		Is this structure proposed to be a State Licensed Facility? <u>No</u>	
SUBDIVISION _____	UNIT NO. _____	LOT NO. _____	If yes, indicate type of proposed facility. _____
OWNER	NAME <u>The Grupe Commercial</u>		I certify that I have read this application and state that the information is correct. <u>[Signature]</u> <u>5.2.06</u> Signature of Applicant or Agent Date
	MAILING ADDRESS <u>3255 W. March Ln.</u> PHONE <u>209-473-6201</u>		
	CITY <u>Stockton, CA 95219</u> STATE/ZIP _____		
CONTRACTOR	I hereby affirm 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.		
	LICENSE # <u>602019</u>	CITY BUSINESS LICENSE # <u>22729</u>	Phone <u>209-943-0405</u>
	NAME <u>TMW & Assoc.</u>	PHONE <u>209-943-2881</u>	Fax <u>209-943-0415</u>
	MAILING ADDRESS <u>1725 Sanguinetti Ln.</u>	FAX <u>209-943-0176</u>	AGENT FOR: <input type="checkbox"/> CONTRACTOR <input checked="" type="checkbox"/> OWNER
CITY <u>Stockton, CA 95205</u>	STATE/ZIP _____	AGENTS NAME <u>Lesovsky Donaldson Architects</u>	AGENTS ADDRESS <u>4 S. Central Court</u>
CONTRACTORS SIGNATURE _____ DATE _____		CITY <u>Stockton, CA 95204</u>	VALUATION: <u>50,000</u>
ARCH./ENG.	NAME <u>Lesovsky Donaldson</u> PHONE <u>209-943-0405</u>		AGENTS ADDRESS <u>4 S. Central Court</u>
	MAILING ADDRESS <u>4 S. Central Court</u> FAX <u>209-943-0415</u>		
	CITY <u>Stockton, CA 95204</u> STATE/ZIP _____		

JOB DESCRIPTION		AREA DETERMINATION	
<u>Interior Historic Renovation</u>		1st FLOOR <u>2654</u> SF	
		2nd FLOOR <u>2317</u> SF	
		3rd FLOOR _____ SF	
		TOTAL BUILDING <u>4971</u> SF	
		GARAGE _____ SF	
		DECK & BALCONIES _____ SF	
		PORCH/PATIO <u>1102</u> SF	
		OTHER: _____	
		Grand Total <u>6073</u> SF	

IT IS A MISDEMEANOR TO REMOVE, OR CAUSE TO BE REMOVED, ANY HERITAGE OAK TREE. A HERITAGE OAK HAS A 16 INCH OR LARGER TRUNK DIAMETER AS MEASURED AT 24 INCHES ABOVE ADJACENT GRADE.

YES NO HERITAGE OAK(S) EXIST ON SITE? (MUST BE SHOWN ON PLANS)

YES NO INTEND TO REMOVE HERITAGE OAK OR PRUNE HEAVILY?

PERMIT REQUIRED, CONTACT PARKS AND REC. AT 937-8317

STORM WATER REQ.

WOID# _____

SWPPP# _____

ONLY THE OWNER OF THE PROPERTY OR A LICENSED CONTRACTOR MAY TAKE OUT BUILDING PERMITS.

OWNERS-BUILDERS must submit the following at time of issuance:

- A completed and signed "Owner-Builder Verification" form, and an "Authorization" form if other than the owner applies.

CONTRACTORS must submit the following at time of issuance:

- Current license numbers and a worker's compensation insurance certification.
- A waiver form if the contractor is not subject to worker's compensation laws.
- A completed "Authorized to Sign" form if other than the contractor applies.
- A City of Stockton Business License

PLAN CHECK PROCESS DOES NOT BEGIN UNTIL SUBMITTAL PACKAGE IS COMPLETE

Incomplete Submittal Acknowledgement

Require _____

Per ESCABOR OK to take in for plan check.

APCD form Received.

NAME _____

OFFICE USE ONLY

APPROVALS	TYPE OF PERMIT	PLAN RECORD SUBMITTAL DATA	
		NO. <u>5</u>	DATE REC'D <u>5/3/06</u>
OES / APCD _____	COMBINATION BUILDING _____	ARCH. PLANS _____	
SPECIAL INSPECTION AGREEMENT FORM _____	BUILDING ONLY _____	STRUC. PLANS _____	
FEE DEFERRAL _____	ELECTRICAL PERMIT _____	ELEC. PLANS _____	
UNREASONABLE HARDSHIP FORM _____	PLUMBING PERMIT _____	MECH. PLANS _____	
REDEVELOPMENT AREA _____	MECHANICAL PERMIT _____	PLUMB. PLANS _____	
PLAN CHECK DEPOSIT \$ <u>800</u>	DEMOLITION PERMIT _____	TRUSS CALCS. _____	
PAID <u>800</u> DATE <u>5/3/06</u>	RELOCATION PERMIT _____	STRUC. CALCS. _____	
	RE-ROOF _____	ENERGY CALCS. _____	
	SIGNS _____	SOILS REPORT _____	
	FENCE _____	SPECIFICATIONS _____	
	OTHER _____	NOISE ANALYSIS _____	
	ENTERPRISE ZONE _____	PLOT/SITE PLAN _____	

RESIDENTIAL CHECKLIST

THE FOLLOWING INFORMATION AND DOCUMENTATION MUST BE SUBMITTED TO DEVELOPMENT SERVICES BEFORE YOUR APPLICATION CAN BE ACTED ON.

**CHECK
OFF**

- | | |
|--|--|
| 1. One completed Application for a Residential Building Permit. | |
| 2. Three complete sets of construction drawings, wet signed by designer. (Minimum - 18" x 24" size paper) to include: | |
| a. Site plan drawn to scale showing property lines, north arrow, easements and all existing and proposed developments. | |
| b. Building elevations (north, south, east and west views). | |
| c. Floor plan (include plumbing and electrical fixture locations and HVAC equipment location - electrical load calc. may be required). | |
| d. Foundation plan with representative details. | |
| e. Floor, ceiling and roof framing details including framing layouts, cross sections and sizing details of all members. | |
| f. Framing sections and details. | |
| g. Masonry fireplace plan and construction section. | |
| h. Truss layout and calculations:
1) Identifying all trusses.
2) All truss calculations shall be stamped and a wet signature provided by a California licensed designer. | |
| i. Engineering calculations:
1) Engineering calculations will be required for any unusual design which is not covered by Chapter 25 of the "Uniform Building Code."
2) All engineering plans and calculations shall be stamped, if by an engineer, and include a wet signature of a California licensed engineer or architect. | |
| 3. Flood Certificate (if required). | |
| 4. School Certificate (if required). | |
| 5. Two (2) sets of energy calculations. | |
| 6. Plan Check Deposit. | |

COMMERCIAL CHECKLIST

THE FOLLOWING INFORMATION AND DOCUMENTATION MUST BE SUBMITTED TO DEVELOPMENT SERVICES BEFORE YOUR APPLICATION CAN BE ACTED ON.

**CHECK
OFF**

- | | |
|---|--|
| 1. One completed Application for a Commercial Building Permit. | |
| 2. Five complete sets of construction drawings. Two of the sets must be wet signed by the architect or engineer. (Note: all sheets of the working drawings must be signed. The plans must include: (Minimum - 18" x 24" size paper). | |
| a. Site plan drawn to scale showing property lines, north arrow, easements and all existing and proposed developments. Site utility plan showing point of connection to city system for storm, sanitation and water. | |
| b. Structural plans. | |
| c. A complete floor plan (include room usage, exiting plan and complete dimensions). NOTE: For remodels and additions, the existing and proposed floor plans must be shown in their entirety. | |
| d. Plumbing and mechanical plans, including ventilations. | |
| e. Electrical plans, including a complete one-line diagram of the service and feeders. | |
| f. Handicap compliance. | |
| 3. Two sets of structural calculations, stamped and signed with a wet signature. | |
| 4. If prefabricated trusses are included in the scope of work, the following will be required: | |
| a. Complete truss layout designating each type of truss to be used. | |
| b. Engineered truss plans which are cross-referenced to the truss layout plan. | |
| c. Lateral bracing plans. | |
| d. Details of any special features such as girder trusses, hangers between interconnected trusses, connections between trusses and beams, etc.: | |
| e. Truss calculations for each truss specified. | |
| f. A letter signed by the responsible engineer or architect, stating that he/she has reviewed and approved the truss calculations and drawings, or either a shop approval stamp and signature or the responsible engineer's or architect's stamp and signature. | |
| 5. Two sets of energy calculations. Provide Second Generation office standards for offices and the First Generation for all others. | |
| 6. OES (Office of Emergency Services) Compliance Form. | |
| 7. APCD (Air Pollution Control District) Compliance Form. | |
| 8. Flood Certificate (if required). | |
| 9. School Certificate (if required). | |
| 10. Plan Check Deposit. | |

Application number: 06 00002217
Property : 521 PVT E ACACIA ST

Fee	Class/Type/Description	Trans amt	Amt due	Struct	Permit	Insp
A AC	A25-TECH FEE-GIS SUPPORT	50.00	50.00			
A AF	A26-CAP. PRES. FEE----*LL	50.00	50.00			
A AH	A96 PLAN CHECK EXTENSION	20.00	.00			
A GP	A20-GPMI-----*KK	100.00	100.00			
A IR	A17-SMIP-COMMERCIAL---*N9	10.50	10.50			
A LU	A35-LAND UPDATE-----*NN	3.10	3.10			
K PC	PLAN CHECK FEES-----1L	802.44	2.44	000000	CB	00
P PF	PERMIT FEES-----2L	1114.50	1114.50	000000	CB	00
A PT	A30-PERMIT TRACKING---*MM	13.00	13.00			

Bottom

Credit fees due: .00
Revenue fees due: 1343.54
Total due: 1343.54
=====

Press Enter to continue.

F3=Exit F11=Change view F12=Cancel F10=Amt billed

PERMIT FOR MAGNOLIA MANSION IS READY TO ISSUE

THANK YOU

Application Inquiry - Fees

Application number: 06 00002217
Property : 521 PVT E ACACIA ST

Class/Type/Description	Trans amt	Ant due	Struct	Permit	Insp
A AC A25-TECH FEE-GIS SUPPORT	50.00	50.00			
A AF A26-CAP. PRES. FEE----*LL	50.00	50.00			
A AH A96 PLAN CHECK EXTENSION	20.00	.00			
A GP A20-GPMI-----*KK	100.00	100.00			
A IR A17-SMIP-COMMERCIAL----*N9	10.50	10.50			
A LU A35-LAND UPDATE-----*NN	3.10	3.10			
K PC PLAN CHECK FEES-----1L	802.44	2.44	000000	CB	00
P PF PERMIT FEES-----2L	1114.50	1114.50	000000	CB	00
A PT A30-PERMIT TRACKING---*MM	13.00	13.00			

Credit fees due: .00
 Revenue fees due: 1343.54
 Total due: 1343.54

Bottom

Press Enter to continue.
F3=Exit F11=Change view F12=Cancel F10=Ant billed

PERMIT FOR MAGNOLIA MANSION IS READY TO ISSUE

THANK YOU



CITY OF STOCKTON

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall • 425 N. El Dorado Street • Stockton, CA 95202-1997
(209) 937-8353 Desk No. • (209) 937-8893 Fax No.

October 2, 2006

APPLICATION DATE: 05-03-06

PERMIT NO: 06-2217

EXPIRATION DATE: 11-03-06

Lesovsky/ Donaldson Architects
4 S Central Ct
Stockton, CA 95204

EXPIRATION OF PLAN REVIEW

Section 13-304 (I) of the Stockton Municipal Code, Expiration of Plan Review states that "*Applications for which no permit is issued within 180 days following the date of application shall expire by limitation and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official.*" The Building Official may extend the time for action by the applicant for a period not exceeding 180 days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken.

You are hereby notified that the expiration date for you application is rapidly approaching. To avoid expiration of your application please submit **ALL** necessary information requisite for permit issuance. If your application expires, you will be billed for the plan review fee. *If the Building Division does not hear from you and the application is expired, all plans and associated documentation will be destroyed.* In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

In accordance with Council Resolution #06-0277, Effective July 24, 2006, a \$20 fee must accompany your request for plan review extension. Please be advised that this does not constitute an automatic extension of your plan review. You will be notified in writing of our decision; no application shall be extended more than once.

ERIC G. ELIAS,
INTERIM DEPUTY DIRECTOR/
BUILDING DIVISION

GARY CATHCART
PLAN CHECKER

RK:GC:fv

*06-2217 (Magnolia Mansion remodel)





CITY OF STOCKTON

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall • 425 N. El Dorado Street • Stockton, CA 95202-1997
(209) 937-8561 Office • (209) 937-8893 Fax

November 13, 2006

TMW & Associates, Inc.
1725 Sanguinetti Lane
Stockton, CA 95206-3416

PERMIT NO. 06-2217

In reply to your request, an extension of Building Permit No. 06-2217 for 521 E. Acacia Street is granted until May 31, 2007.

Please be reminded that this is the only time an extension is permissible as governed by the Stockton Municipal Code.

If you have any questions, please contact the Permit Center at (209) 937-8561.

CHRISTINE TIEN
DEPUTY CITY MANAGER
INTERIM DIRECTOR OF CDD

ERIC G. ELIAS
INTERIM DEPUTY DIRECTOR/
BUILDING DIVISION

CT:EGE:fv





November 1, 2006

City of Stockton Building Division
Attn: Eric Elias
345 N. El Dorado St
Stockton, Ca 95203

RE: Magnolia Mansion Permit # 06-2217

Eric,

We are requesting an extension on this project that is currently in for plan check. There are accessibility requirements that are being worked on and haven't been finished as of yet. We would appreciate your assistance.

For any questions please contact TMW & Associates, Inc.

Thank you,

A handwritten signature in black ink, appearing to read "BRidings", is written over the typed name.

Bonnie Ridings
PM Asst



Community Development Department/Planning Division
425 North El Dorado Street
Stockton, CA 95202-1997
Tel: (209) 937-8266 Fax: (209) 937-8893

06-2217

File

CC: Building Div

CERTIFICATE OF APPROPRIATENESS NO. CA07-03

DATE APPROVED: June 12, 2007

ISSUED TO: State of California
Trustees of California State University
400 Golden Shore
Long Beach, CA 90802

PROJECT DESCRIPTION: Construct a handicap accessible entrance to the north-East corner of the building, add a handicap stall and path of travel to the new handicap entrance, and enclose and wall-in the rear service doors.

PROPERTY LOCATION: 521 East Acacia Street

PROPERTY ZONED: CO APN: 139-210-08 CT: 4.02 TZ: 05 BL: 01 PA: 01

CONDITIONS OF APPROVAL:

NOTE: THIS PERMIT IS ISSUED PURSUANT TO THE PROVISIONS OF PART II, CHAPTER 16, SMC AND IS SUBJECT TO THE CONDITIONS OF APPROVAL AND ATTACHED DEVELOPMENT PLAN. THIS CERTIFICATE SHALL EXPIRE TWELVE (12) MONTHS FROM THE DATE OF ISSUANCE IF WORK AUTHORIZED IS NOT COMMENCED WITHIN THIS TIME PERIOD. A CERTIFICATE MAY BE EXTENDED FOR ONE ADDITIONAL TWELVE (12) MONTH PERIOD. THIS CERTIFICATE SHALL NOT BE DEEMED APPROVED UNTIL THE 10-DAY APPEAL PERIOD EXPIRES FROM THE DATE OF ISSUANCE.

1. Comply with applicable Federal, State, County and City codes, regulations and adopted standards and pay all applicable fees.
2. Structures and other improvements shall be constructed and installed in accordance with the approved plan, and conditions of approval of the Certificate of Appropriateness and shall be maintained in a manner so as not to be blighted or deteriorated.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES, REGULATIONS AND PERMIT REQUIREMENTS AS INDICATED BELOW:

SECTION 16-730 OF THE STOCKTON MUNICIPAL CODE PROVIDES THAT ANY EXTERIOR ALTERATION TO A LANDMARK OR BUILDING WITHIN A HISTORIC PRESERVATION DISTRICT IS SUBJECT TO A CERTIFICATE OF APPROPRIATENESS ISSUED BY THE COMMUNITY DEVELOPMENT DIRECTOR UPON RECOMMENDATION OF THE CULTURAL HERITAGE BOARD AND DOES NOT GRANT THE OWNER OR APPLICANT ANY APPROVALS BEYOND THAT INDICATED ABOVE. ANY ADDITIONAL PERMITS OR APPROVALS REQUIRED BY THE STOCKTON MUNICIPAL CODE SHALL BE APPLIED FOR AND SECURED SEPERATELY FROM THE CERTICIATE OF APPROPRIATENESS.

Cc: Grupe Company
Attn: Dan Keyser
3255 West March Lane, Suite 400
Stockton, CA 95219

7155.00

CITY OF STOCKTON

CULTURAL HERITAGE BOARD

COMMUNITY DEVELOPMENT DEPT.

CERTIFICATE OF APPROPRIATENESS CA07-03

521 EAST ACACIA STREET

ENVIRONMENTAL RECOMMENDATION/DETERMINATION

Exempt CEQA 15301 CLASS 1

Other environmental documentation required, as determined by the Community Development Department (specify) _____

Signed *Carin Vandy* Date June 13, 2007

CULTURAL HERITAGE BOARD DETERMINATION

The Cultural Heritage Board recommends to the Community Development Director that a Certificate of Appropriateness for the work described on Application Number CA07-03:

Be Issued Conditions (below) Not Be Issued (see findings below)

Conditions: See attached Certificate CA07-03

- Findings:
1. The proposed alteration(s) is consistent with the goals and policies of the City of Stockton General Plan.
 2. The proposed alteration(s) will perpetuate the residential use of the structure which contributes to the aesthetic and cultural benefit of the City;
 3. The proposed alteration(s) will contribute to the stabilization, preservation and encourage improvement of residential structures within the area;

Signed *Dianne Kael Smith* Date 6/19/07

COMMUNITY DEVELOPMENT DIRECTOR DETERMINATION/ISSUANCE

Approved Disapproved Certificate Number: CA07-03

Findings: Per findings as indicated above

Signed *Michael M. Jibloch* Date 6-19-07

Section 16-730 of the Stockton Municipal Code provides that any exterior alteration to a Landmark or building within a Historic Preservation District is subject to a Certificate of Appropriateness issued by the Community Development Director upon recommendation of the Cultural Heritage Board.

All work shall comply with applicable codes, regulations and permit requirements.

This Certificate shall not be deemed approved until the 10-day appeal period expires. This Certificate shall expire twelve (12) months from the date of issuance if work authorized is not commenced within this time period. A Certificate may be extended for one additional twelve (12) month period.



CITY OF STOCKTON

CULTURAL HERITAGE BOARD
CERTIFICATE OF APPROPRIATENESS APPLICATION

Rec. 4/18/07 *be*

10-12406
Application Date

07-03
Application Number

Property Location: 521 E. Acacia

Owner/Applicant Name: Grupe Company

Owner/Applicant Address: 3255 W. March Lane, Suite 400, Stockton, 95219

Owner/Applicant Signature: *[Signature]* Phone: 473-6000
Don Keyser

1) Describe the alteration(s) and/or project you are proposing. Be as specific as possible.

-Add a handicap accessible entry to the Northeast corner of the superintendent's residence (Magnolia Mansion) at CSUS/ University Park 521 E. Acacia St. (Includes accessible parking stall & path of travel walk to rear access)

-Miscellaneous interior modifications including new restroom facilities & cosmetic restoration.

-New restroom (Interior) requires removal & closure of existing rear service door new in-fill with match adjacent materials.

- 2) Submit a photograph(s) of the structure to be altered. In particular, show the location of the proposed alteration. See ATTACHED DRAWINGS
- 3) Submit a sketch of the proposed alteration(s). You may also include photographs of a similar project you have seen. See Attached Drawings

4) For projects involving site changes (fences, parking areas, etc.) provide a sketch plan of the site with proposed revisions.

5) Submit completed application to: **CHB c/o Community Development Department
Permit Center - 345 N. El Dorado Street
Stockton, CA 95202**

If you have additional questions, contact Mike Niblock at (209) 937-8266.

Section 16-147 of the Stockton Municipal Code provides that any exterior alteration to a Landmark or building within a Historic District is subject to a Certificate of Appropriateness issued by the Community Development Director upon recommendation of the Cultural Heritage Board.

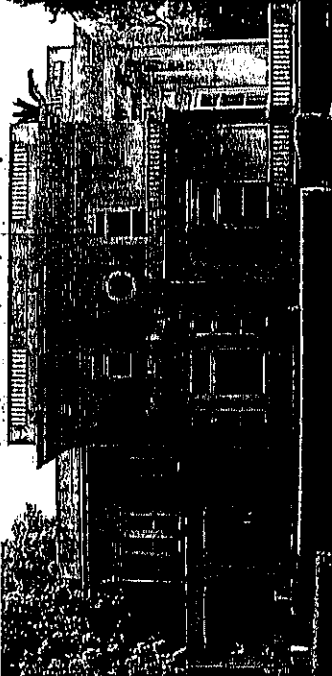
All Work Shall Comply With Applicable Codes, Regulations and Permit Requirements.

This certificate shall not be deemed approved until the 10-day appeal period expires. This Certificate shall expire six (6) months from date of issuance if work authorized is not commenced within this time period. A Certificate may be extended for one additional six (6) month period. 16-730.060 - Certificates of Appropriateness

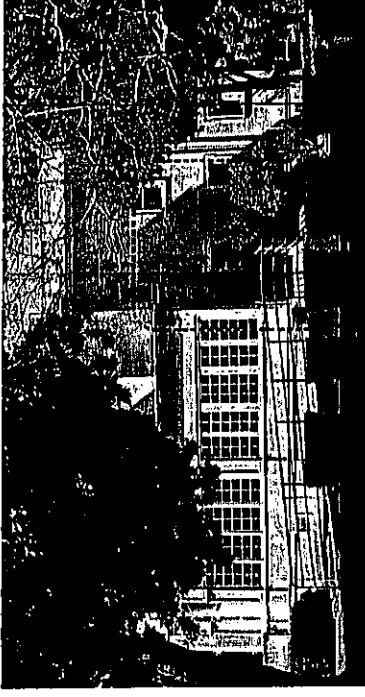
*interior
restroom
removal*

Lesovsky-Donaldson Architects, LLP
 11000 Old Dominion Blvd, Suite 200, Fairfax, VA 22031
 (703) 261-1100
 www.lesovsky-donaldson.com

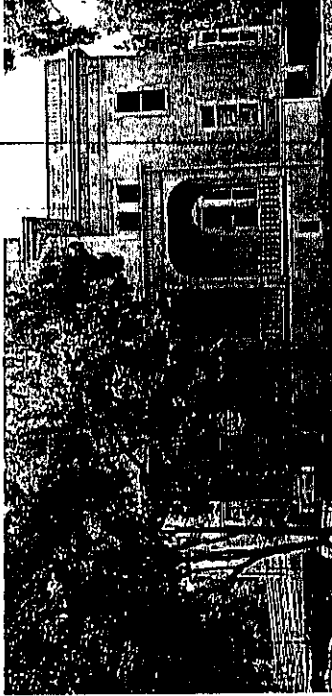
Project No.	17-000000000000000000
Client	Barbara Carter
Address	281 East Acoma Street, Stockton, CA 95210
City	Stockton, CA
State	CA
County	San Joaquin
Parcel No.	
Map No.	
Scale	As Shown
Sheet No.	A2.3
Sheet Title	EXISTING ELEVATIONS



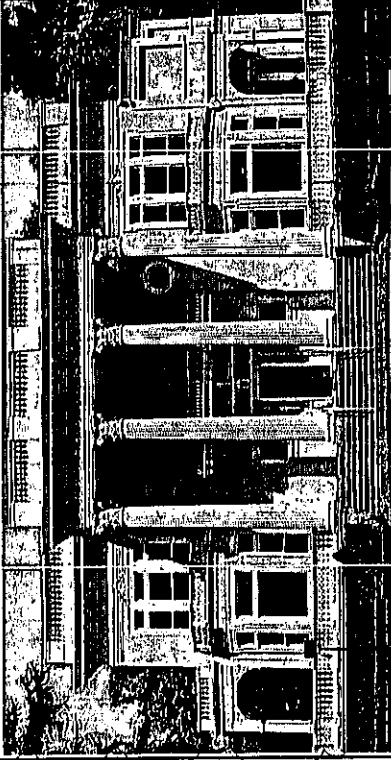
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

Lesovsky-Donaldson Architects LLP
 4500 BROADWAY, SUITE 2000, DALLAS, TEXAS 75219
 TEL: 214.760.1234 FAX: 214.760.1235
 WWW.LESOVSKY-DONALDSON.COM

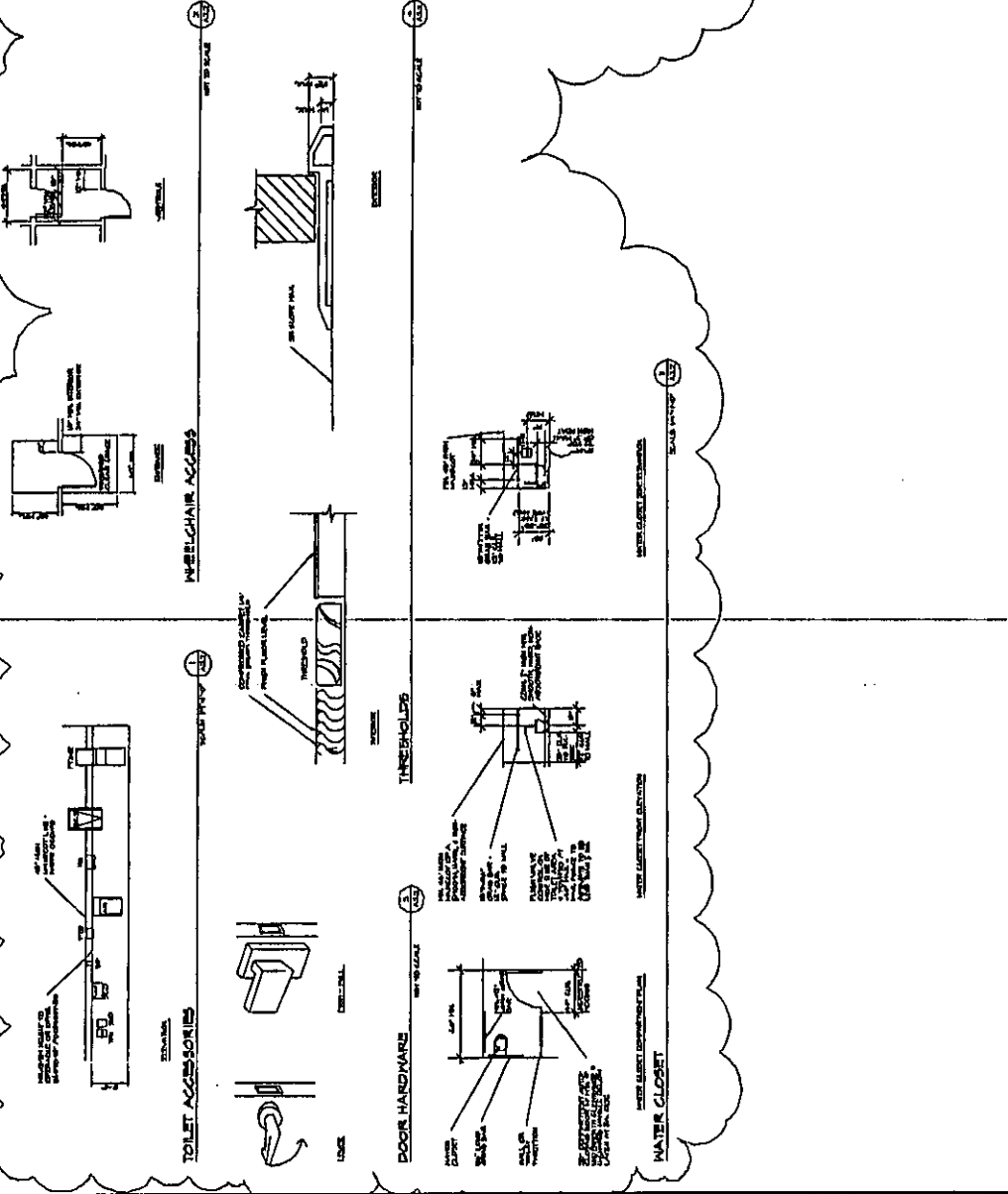
DATE: 08/14/14	PROJECT: A2.2
DRAWN BY: JLD	SCALE: AS SHOWN
CHECKED BY: JLD	DATE: 08/14/14
PROJECT: MAGNOLIA MANSION IMPROVEMENTS - PHASE III	PROJECT: MAGNOLIA MANSION IMPROVEMENTS - PHASE III
LOCATION: 885 EAST AVENUE STREET, STOCKTON, CA 95210	PROJECT: MAGNOLIA MANSION IMPROVEMENTS - PHASE III



PERMIT FOR A2.2

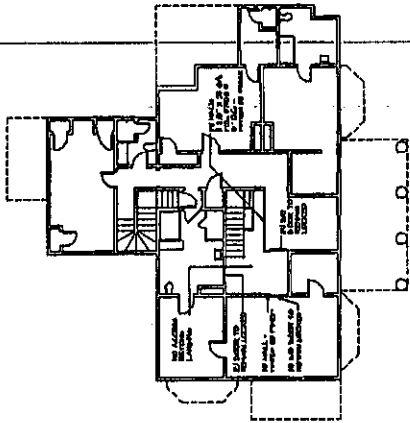
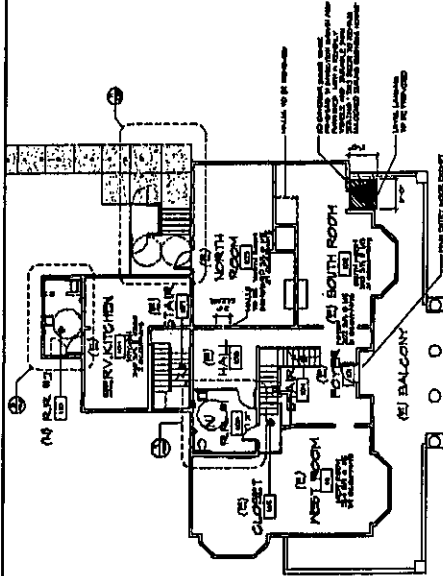
ACCESSIBILITY DETAILS

These drawings are prepared in accordance with the requirements of the Americans with Disabilities Act (ADA) and the California Building Code (CBC). The drawings show the minimum requirements for accessibility. The contractor shall verify the actual conditions on site and make any necessary adjustments to meet the requirements. The contractor shall also verify the actual conditions on site and make any necessary adjustments to meet the requirements. The contractor shall also verify the actual conditions on site and make any necessary adjustments to meet the requirements.



Lesovsky·Donaldson Architects, LLP
 14000 AVALON AVENUE, SUITE 200, SAN DIEGO, CA 92128
 (619) 444-4444

Project No.	17
Drawn By	DL
Checked By	DL
Date	02/14/2018
SECOND FLOOR PLAN	
MAGNOLIA MANSION IMPROVEMENTS - PHASE III	
141 EAST AVENUE STREET, STOCKTON CA 95202	



WHEELCHAIR LIFT
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 1.97 - 1.98
 1.99 - 2.00

Lesovsky-Donaldson Architects, LLP
 ARCHITECTS
 10000 WOODBRIDGE DRIVE, SUITE 100, WOODBRIDGE, VA 22191
 TEL: 703-499-8800 FAX: 703-499-8801

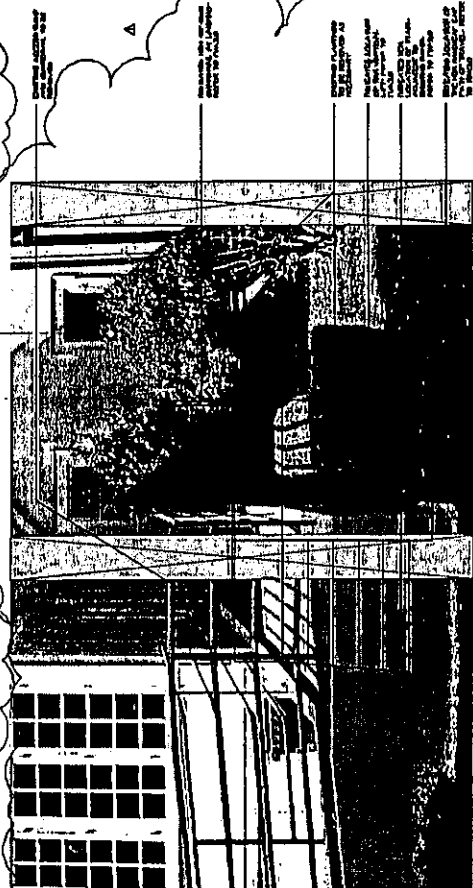
DATE: 12/15/2010	PROJECT: ENLARGED ELEVATIONS
OWNER: MAGNOLIA MANSION IMPROVEMENTS - PHASE III	PROJECT NO: A2.4
ADDRESS: 381 EAST MADISON STREET, STROCKTON VA 24083	SCALE: AS SHOWN
DESIGNER: LESOVSKY-DONALDSON ARCHITECTS, LLP	DATE: 12/15/2010



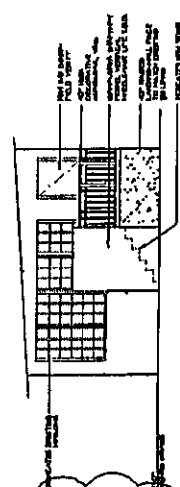
FOR PERMIT
 THIS DRAWING IS THE PROPERTY OF LESOVSKY-DONALDSON ARCHITECTS, LLP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.



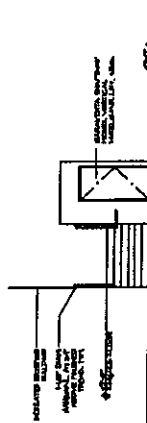
ENLARGED PLAN & NORTH ELEVATION
 NOT TO SCALE



ENLARGED PLAN & WEST ELEVATION
 NOT TO SCALE



ENLARGED PLAN & NORTH ELEVATION
 NOT TO SCALE



ENLARGED PLAN & WEST ELEVATION
 NOT TO SCALE

File



Community Development Department/Planning Division
425 North El Dorado Street
Stockton, CA 95202-1997
Tel: (209) 937-8266 Fax: (209) 937-8893

cc: Bldg/PlanCheck

CERTIFICATE OF APPROPRIATENESS NO. CA07-03

DATE APPROVED: June 12, 2007

ISSUED TO: State of California
Trustees of California State University
400 Golden Shore
Long Beach, CA 90802

PROJECT DESCRIPTION: Construct a handicap accessible entrance to the north-East corner of the building, add a handicap stall and path of travel to the new handicap entrance, and enclose and wall-in the rear service doors.

PROPERTY LOCATION: 521 East Acacia Street

PROPERTY ZONED: CO **APN:** 139-210-08 **CT:** 4.02 **TZ:** 05 **BL:** 01 **PA:** 01

CONDITIONS OF APPROVAL:

NOTE: THIS PERMIT IS ISSUED PURSUANT TO THE PROVISIONS OF PART II, CHAPTER 16, SMC AND IS SUBJECT TO THE CONDITIONS OF APPROVAL AND ATTACHED DEVELOPMENT PLAN. THIS CERTIFICATE SHALL EXPIRE TWELVE (12) MONTHS FROM THE DATE OF ISSUANCE IF WORK AUTHORIZED IS NOT COMMENCED WITHIN THIS TIME PERIOD. A CERTIFICATE MAY BE EXTENDED FOR ONE ADDITIONAL TWELVE (12) MONTH PERIOD. THIS CERTIFICATE SHALL NOT BE DEEMED APPROVED UNTIL THE 10-DAY APPEAL PERIOD EXPIRES FROM THE DATE OF ISSUANCE.

1. Comply with applicable Federal, State, County and City codes, regulations and adopted standards and pay all applicable fees.
2. Structures and other improvements shall be constructed and installed in accordance with the approved plan, and conditions of approval of the Certificate of Appropriateness and shall be maintained in a manner so as not to be blighted or deteriorated.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES, REGULATIONS AND PERMIT REQUIREMENTS AS INDICATED BELOW:

SECTION 16-730 OF THE STOCKTON MUNICIPAL CODE PROVIDES THAT ANY EXTERIOR ALTERATION TO A LANDMARK OR BUILDING WITHIN A HISTORIC PRESERVATION DISTRICT IS SUBJECT TO A CERTIFICATE OF APPROPRIATENESS ISSUED BY THE COMMUNITY DEVELOPMENT DIRECTOR UPON RECOMMENDATION OF THE CULTURAL HERITAGE BOARD AND DOES NOT GRANT THE OWNER OR APPLICANT ANY APPROVALS BEYOND THAT INDICATED ABOVE. ANY ADDITIONAL PERMITS OR APPROVALS REQUIRED BY THE STOCKTON MUNICIPAL CODE SHALL BE APPLIED FOR AND SECURED SEPERATELY FROM THE CERTICIATE OF APPROPRIATENESS.

Cc: Grupe Company
Attn: Dan Keyser
3255 West March Lane, Suite 400
Stockton, CA 95219



CITY OF STOCKTON

CULTURAL HERITAGE BOARD

COMMUNITY DEVELOPMENT DEPT.

CERTIFICATE OF APPROPRIATENESS CA07-03

521 EAST ACACIA STREET

ENVIRONMENTAL RECOMMENDATION/DETERMINATION

X Exempt CEQA 15301 CLASS 1

Other environmental documentation required, as determined by the Community Development Department (specify)

Signed [Signature] Date June 13, 2007

CULTURAL HERITAGE BOARD DETERMINATION

The Cultural Heritage Board recommends to the Community Development Director that a Certificate of Appropriateness for the work described on Application Number CA07-03:

X Be Issued Conditions (below) Not Be Issued (see findings below)

Conditions: See attached Certificate CA07-03

Findings:

- 1. The proposed alteration(s) is consistent with the goals and policies of the City of Stockton General Plan.
2. The proposed alteration(s) will perpetuate the residential use of the structure which contributes to the aesthetic and cultural benefit of the City;
3. The proposed alteration(s) will contribute to the stabilization, preservation and encourage improvement of residential structures within the area;

Signed [Signature] Date 6/19/07

COMMUNITY DEVELOPMENT DIRECTOR DETERMINATION/ISSUANCE

Approved Disapproved Certificate Number: CA07-03

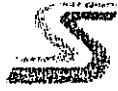
Findings: Per findings as indicated above

Signed [Signature] Date 6-19-07

Section 16-730 of the Stockton Municipal Code provides that any exterior alteration to a Landmark or building within a Historic Preservation District is subject to a Certificate of Appropriateness issued by the Community Development Director upon recommendation of the Cultural Heritage Board.

All work shall comply with applicable codes, regulations and permit requirements.

This Certificate shall not be deemed approved until the 10-day appeal period expires. This Certificate shall expire twelve (12) months from the date of issuance if work authorized is not commenced within this time period. A Certificate may be extended for one additional twelve (12) month period.



CITY OF STOCKTON

CULTURAL HERITAGE BOARD
CERTIFICATE OF APPROPRIATENESS APPLICATION

Rec. 4/18/07 *Be*

10-12406

07-03

Application Date

Application Number

Property Location: 521 E. Acacia

Owner/Applicant Name: Grupe Company

Owner/Applicant Address: 3255 W. March Lane, Suite 400, Stockton, 95219

Owner/Applicant Signature: *[Signature]* Phone: 473-6000
Don Keyser

1) Describe the alteration(s) and/or project you are proposing. Be as specific as possible.

-Add a handicap accessible entry to the Northeast corner of
the superintendent's residence (Magnolia Mansion) at CSUS/
University Park 521 E. Acacia St. (Includes accessible parking
stall & path of travel walk to rear access)

-Miscellaneous interior modifications including new restroom
facilities & cosmetic restoration.

-New restroom (Interior) requires removal & closure of existing
rear service door new in-fill with match adjacent materials.

- 2) Submit a photograph(s) of the structure to be altered. In particular, show the location of the proposed alteration. See ATTACHED DRAWINGS
- 3) Submit a sketch of the proposed alteration(s). You may also include photographs of a similar project you have seen. See Attached Drawings

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5) Submit completed application to: **CHB c/o Community Development Department**
Permit Center - 345 N. El Dorado Street
Stockton, CA 95202

If you have additional questions, contact Mike Niblock at (209) 937-8266.

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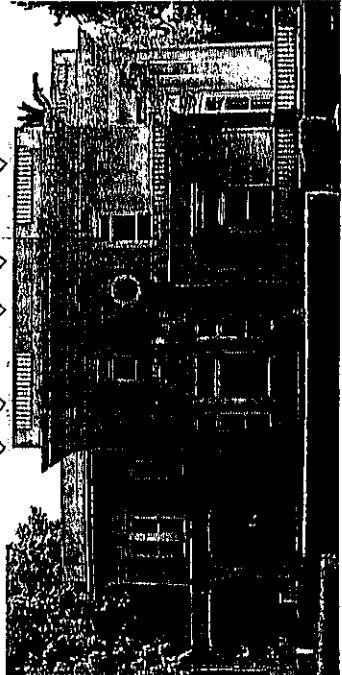
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*interior
restroom
certificate*

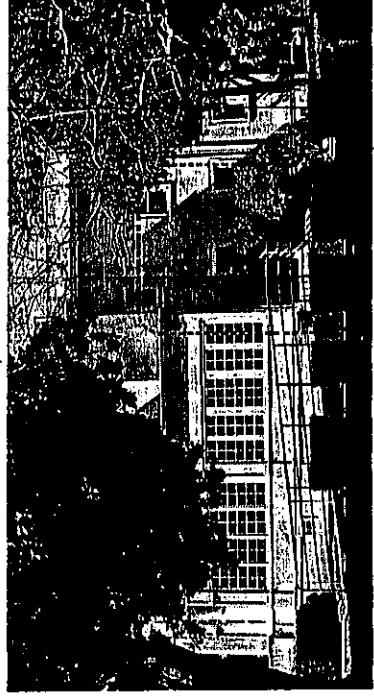
LEBOVITZKY DONALDSON
Architects, LLP
4000 BROADWAY, SUITE 2000, NEW YORK, NY 10018
TEL: 212-692-1200 FAX: 212-692-1201

EXISTING ELEVATIONS
MAGNOLIA MANSION IMPROVEMENTS - PHASE III
881 EAST AVENUE STREET, STOCKTON CA 95210

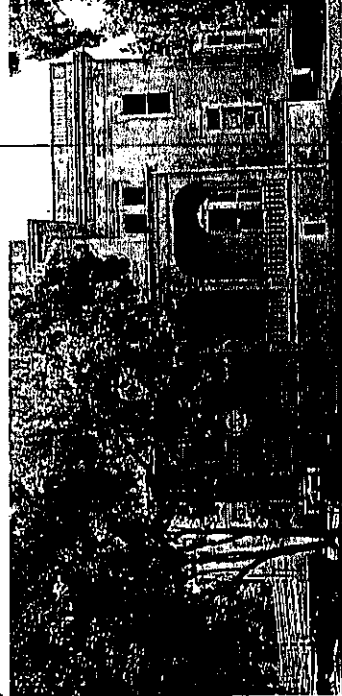
A2.3
FOR PERMIT



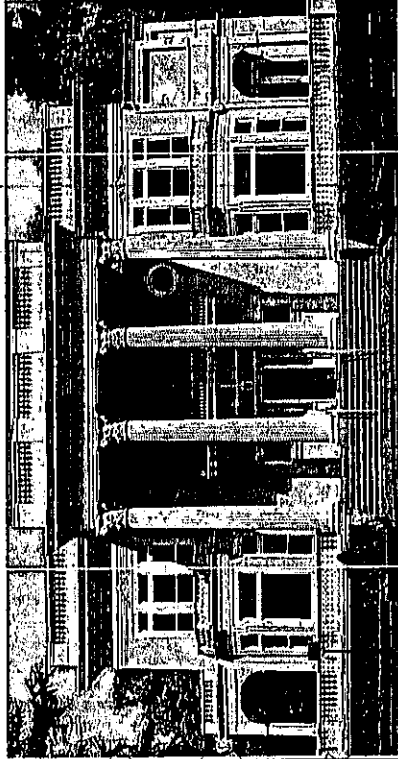
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



Lesovsky-Donaldson Architects, LLP
 1400 WEST AMERICAN AVENUE, SUITE 200, ANAHEIM, CA 92805, 714.938.8800
 4 SOUTH BROAD STREET, SUITE 200, NEWARK, NJ 07102

DATE: 08/23/2011	PROJECT: MAGNOLIA MANSION IMPROVEMENTS - PHASE III
DRAWING NO: 11	CLIENT: [REDACTED]
DESIGNER: [REDACTED]	DATE: 08/23/2011
CHECKED BY: [REDACTED]	SCALE: 1/8" = 1'-0"
DATE: 08/23/2011	PROJECT: MAGNOLIA MANSION IMPROVEMENTS - PHASE III

FOR PERMIT
A2.2
 SHEET NO. 11



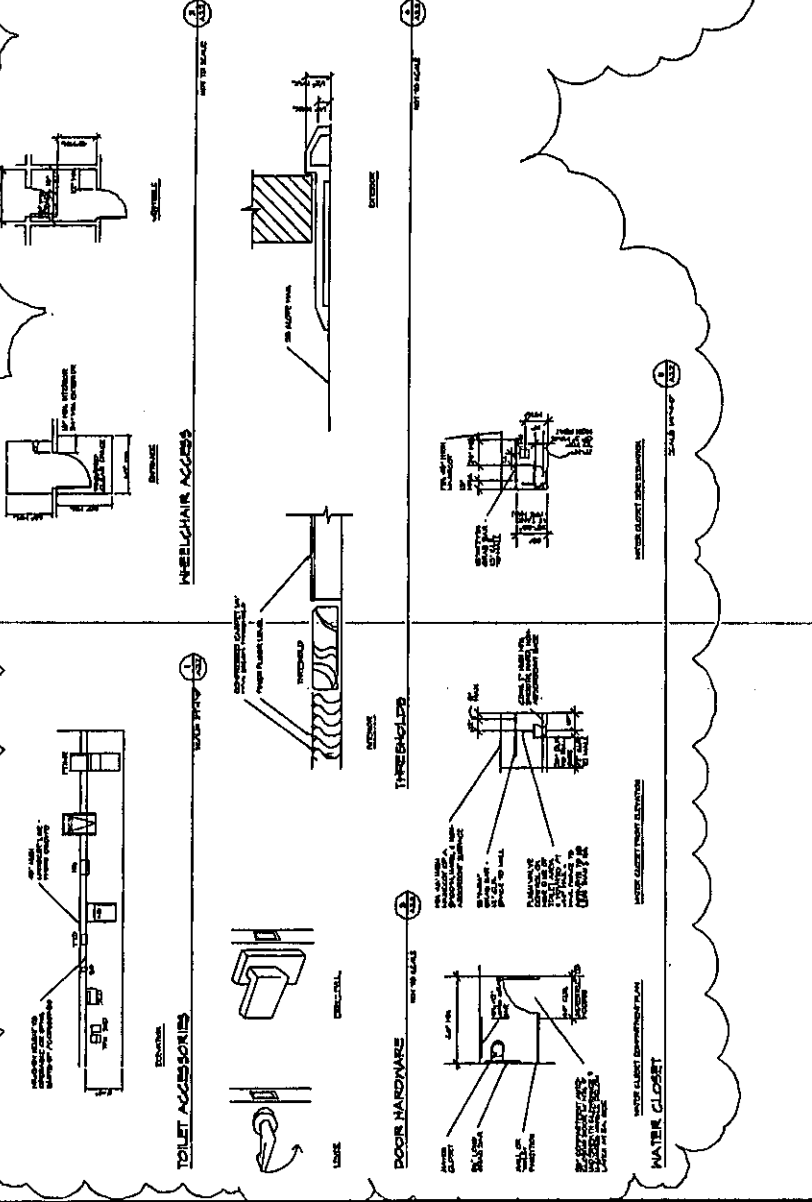
ACCESSIBILITY DETAILS

The drawings shall be used in accordance with the California Building Code (CBC) and the Americans with Disabilities Act (ADA) Standards for Accessible Design. The drawings shall be used in accordance with the California Building Code (CBC) and the Americans with Disabilities Act (ADA) Standards for Accessible Design. The drawings shall be used in accordance with the California Building Code (CBC) and the Americans with Disabilities Act (ADA) Standards for Accessible Design.

1. All new construction shall be accessible to persons with disabilities in accordance with the California Building Code (CBC) and the Americans with Disabilities Act (ADA) Standards for Accessible Design. The drawings shall be used in accordance with the California Building Code (CBC) and the Americans with Disabilities Act (ADA) Standards for Accessible Design.

2. The drawings shall be used in accordance with the California Building Code (CBC) and the Americans with Disabilities Act (ADA) Standards for Accessible Design. The drawings shall be used in accordance with the California Building Code (CBC) and the Americans with Disabilities Act (ADA) Standards for Accessible Design.

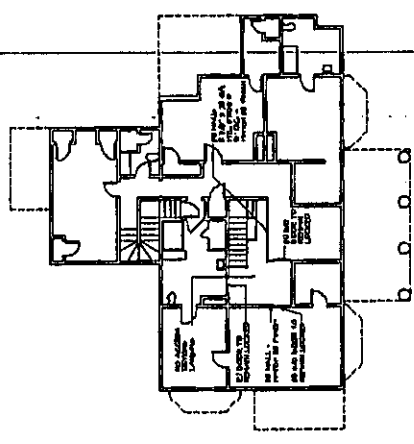
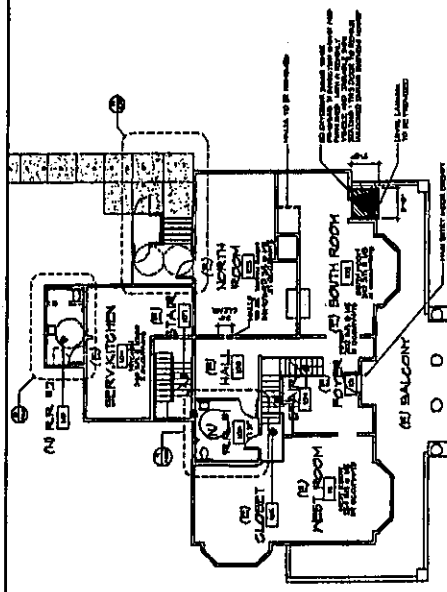
3. The drawings shall be used in accordance with the California Building Code (CBC) and the Americans with Disabilities Act (ADA) Standards for Accessible Design. The drawings shall be used in accordance with the California Building Code (CBC) and the Americans with Disabilities Act (ADA) Standards for Accessible Design.



Lesovsky-Donaldson Architects, LLP
 4301 East Acacia Street, Suite 200, Denver, CO 80231
 PHONE: 303.755.1100 FAX: 303.755.1101

DATE: 01/20/07	BY: [Signature]
PROJECT: MAGNOLIA MANSION IMPROVEMENTS - PHASE II	NO. 10
CLIENT: BARBRA CENTER	NO. 11
DESIGNER: [Signature]	NO. 12
DATE: 01/20/07	BY: [Signature]

A2.1
 PERMIT FOR



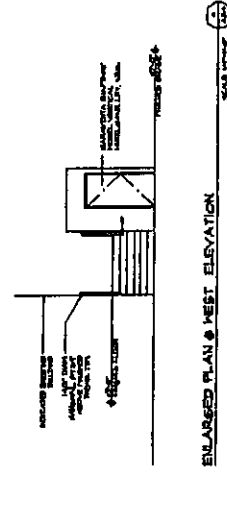
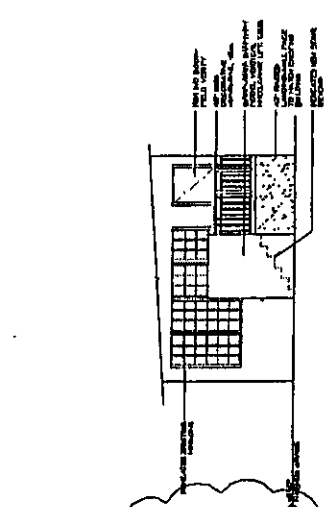
PERMITS REQUIRED

- (1) WHEEL-CHAIR LIFT** - SCALE: 1/8" = 1'-0"
- (2) ACCESSIBLE STALL SIGN** - SCALE: 1/8" = 1'-0"
- (3) MOUNTING HEIGHT & SIGNAGE** - SCALE: 1/8" = 1'-0"
- (4) WHEEL-CHAIR LIFT CONT. PAD** - SCALE: 1/8" = 1'-0"
- (5) MOUNTING HEIGHT & SIGNAGE** - SCALE: 1/8" = 1'-0"
- (6) DOOR MOUNTED SIGNAGE** - SCALE: 1/8" = 1'-0"
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- (50) MOUNTING HEIGHT & SIGNAGE** - SCALE: 1/8" = 1'-0"

Lesovsky-Donaldson Architects, LLP
 10000 BAYVIEW BLVD, SUITE 1000, BAYVIEW, CALIFORNIA 94026-3500
 (415) 341-1100 FAX (415) 341-1101

ENLARGED ELEVATIONS MAGNOLIA MANSION IMPROVEMENTS - PHASE II 321 EAST ADAMS STREET, STOCKTON CA 95210	
DATE: 08/11/10	SCALE: AS SHOWN
DRAWN BY: [Signature]	CHECKED BY: [Signature]
PROJECT NO: 10-0000	DATE: 08/11/10

FOR PERMIT



From: Mike Niblock
To: Cathcart, Gary; Elias, Eric
Date: 9/11/2007 7:26 PM
Subject: Fwd: Fw: Magnolia Mansion Documentation 8.29.07
Attachments: Fwd: Fw: Magnolia Mansion Documentation 8.29.07

CC: Tien, Christine

Eric/Gary -- Grupe Commercial is the legally authorized agent for all development within the University Park Master Development Plan area, under the Master Ground Sublease with the Stockton Center Site Authority authorized by the Joint Powers Agency established between the Trustees of CSU and the City of Stockton.

Dora Sidrian in the City Clerk's Office has all of the documentation regarding the Stockton Center Site Authority and Grupe's authority. The Planning Division has the Master Development Plan and Development Agreement files.

Please release this permit immediately. Thank you.

Michael M. Niblock, Director
Community Development Department
345 N. El Dorado Street
City of Stockton, CA 95202
(209) 937-8444
mike.niblock@ci.stockton.ca.us

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