

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0112275

Insp Area: 4

Site Address: 5167 ADAMSTOWNE WY SAC

Thos Bros:

Sub-Type: NOTHR

Parcel No: 225-0115-038

Housing (Y/N): N

CONTRACTOR

HUTCHINGS LANDSCAPE SERV
2745 CROSBY WY
SAC CA 95815

OWNER

DAVID WELLS
5167 ADAMSTOWNE WY
SAC, CA. 95835

ARCHITECT

Nature of Work: 336 SQFT PATIO COVER

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 374546 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 9-24-01 Owner Signature David Wells

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 9-24-01 Applicant/Agent Signature David Wells

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 LEGION INSURANCE CO Policy Number WC 11514643 Exp Date 07/01/2001

(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 9-24-01 Applicant Signature David Wells

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.

PAID CITY OF SACRAMENTO SEP 24 2001 NEIGHBORHOOD SERVICES AND DEVELOPMENT

PLANNING AND ZONING REVIEW

..... to be filled out by Planning staff

ADDRESS: 5167 ADAMSTOWNE WAY

APN: 225-01150-038 ZONING: R1A-PUD
(NORTHBOROUGH)

DESIGN REVIEW AREA: EXP. NORTH AREA

PREVIOUS FILES RELATED TO SITE: P99-021

EXISTING LAND USE: CFR

PROPOSED USE: SAME ADD PATIO COVER
IN THE REAR-YARD (14' x 24' = 336 sq. ft.)

COMMENTS: (E) HOME FOOTPRINT = 2824 sq. ft.
(NORTHBOROUGH) 100 sq. ft. ALLOWANCE - 100
PUD 2724 sq. ft.
PATIO COVER ADDITION = + 336 sq. ft.
3060 sq. ft.
LOT SIZE: 6770 sq. ft. \rightarrow 45%
lot coverage

MAX. ALLOWED IN NORTHBOROUGH PUD

DATE: _____ BY: _____

DOES IT APPEAR THAT THE PROJECT WILL REQUIRE A PLANNING APPLICATION?

YES NO (If yes, circle applications needed below)

.....Staff.....ZA.....Planning Commission.....Design Review.....Preservation Review.....

CONCLUSION: EXP. NORTH AREA DESIGN REVIEW APPL'D
PER ERO1-081. PATIO COVER ADDITION MEETS
REQ'D SETBACKS AND LOT COVERAGE REQUIREMENTS
FOR NORTHBOROUGH PUD

DATE: 9/24/01 BY: D. HUNG

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNERS

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed Improvement (yes or no) no
2. I ~~have~~ have not no signed an application for A building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name _____ Address _____

City _____ Telephone _____

Contractors License No. _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, Supervise, and provide the major work.

Name _____ Address _____

City _____ Telephone _____

Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following to provide the Work indicated:

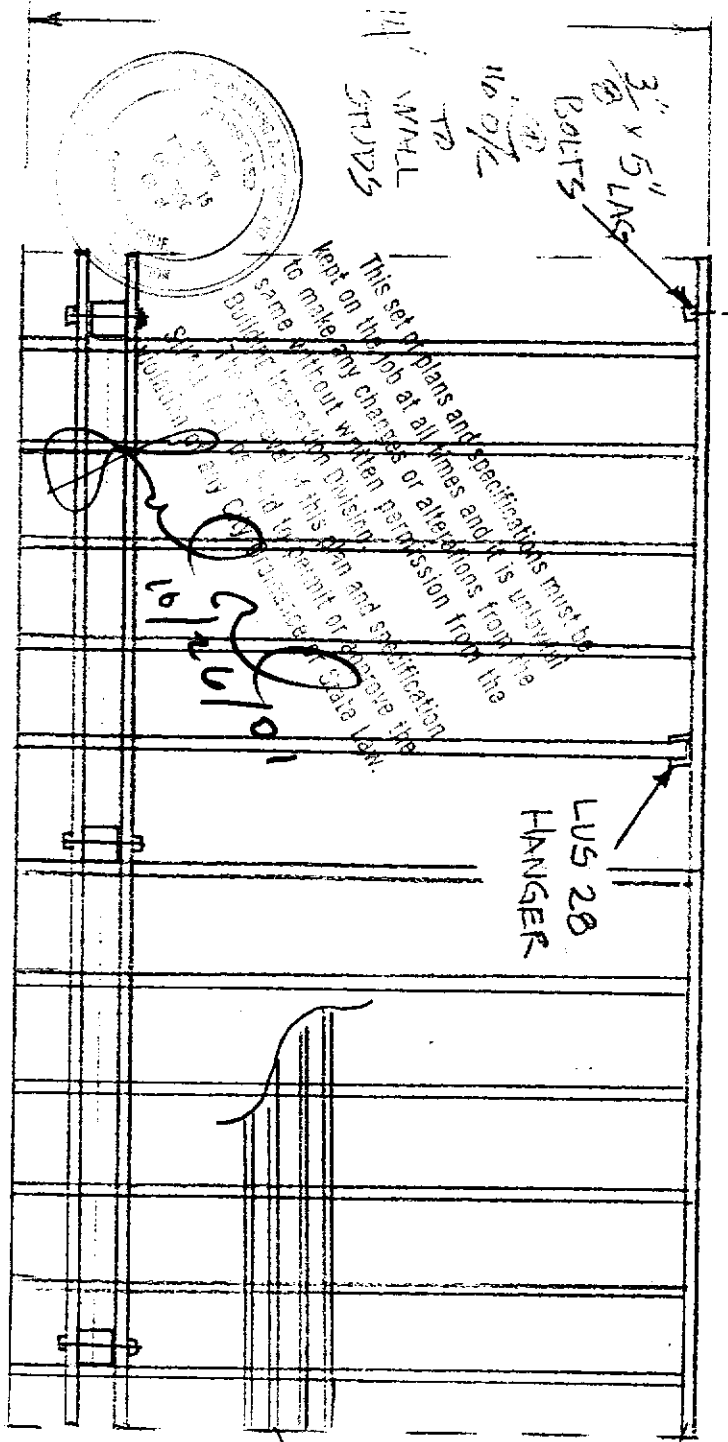
Name	Address	Phone	Type of work
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Signed David Wells

Job Address 5167 Adamstowne Way, Sacramento, CA

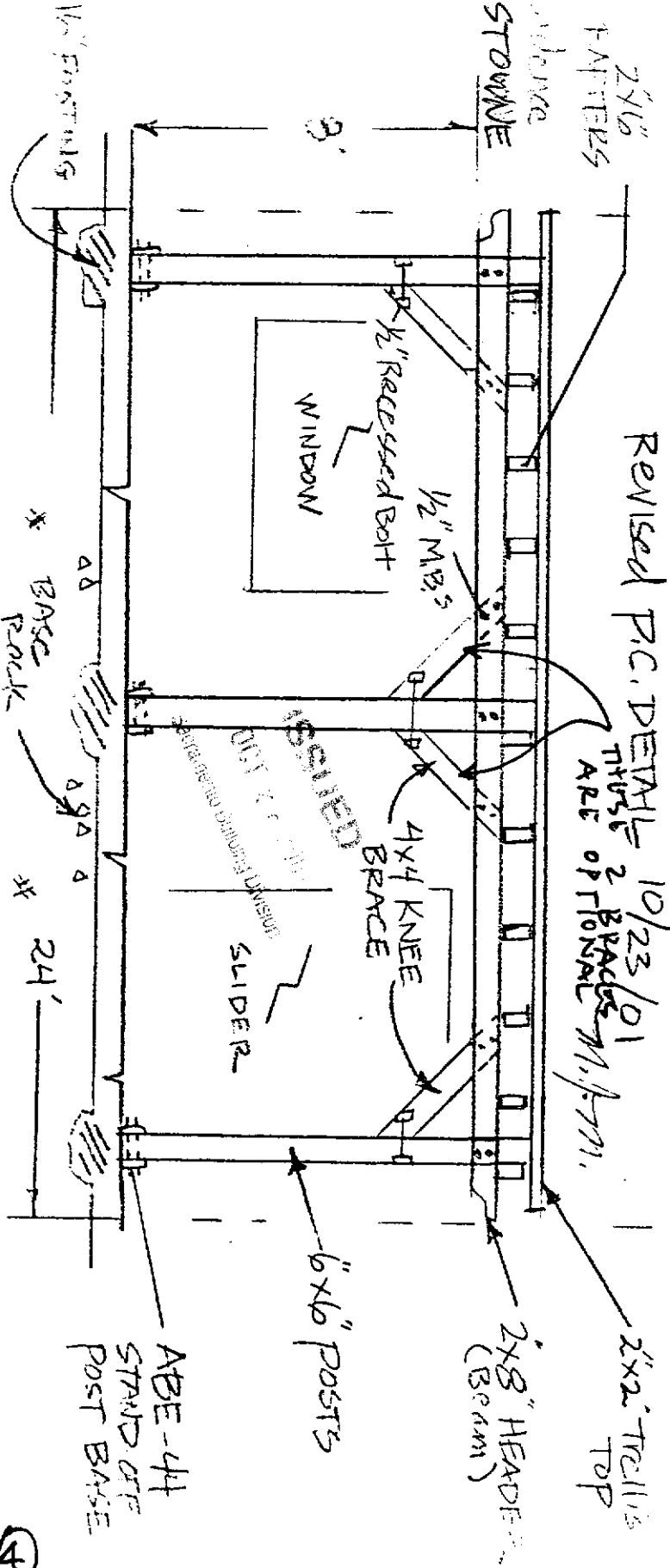
Permit No: 0112275

REVISION TO ACTIVE SIMPLIFIED SINGLE LEVEL FRAMING

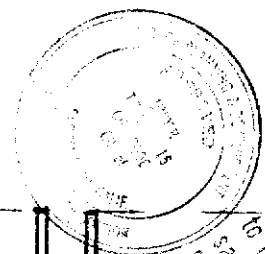


2"x10" Ledger
 2"x2" PARALLEL w/ House
 5167 ADAMSTOWN WY
 011 2275 R

WELLS FOUNDATION
 5167 ADAMSTOWN
 AVE. N.

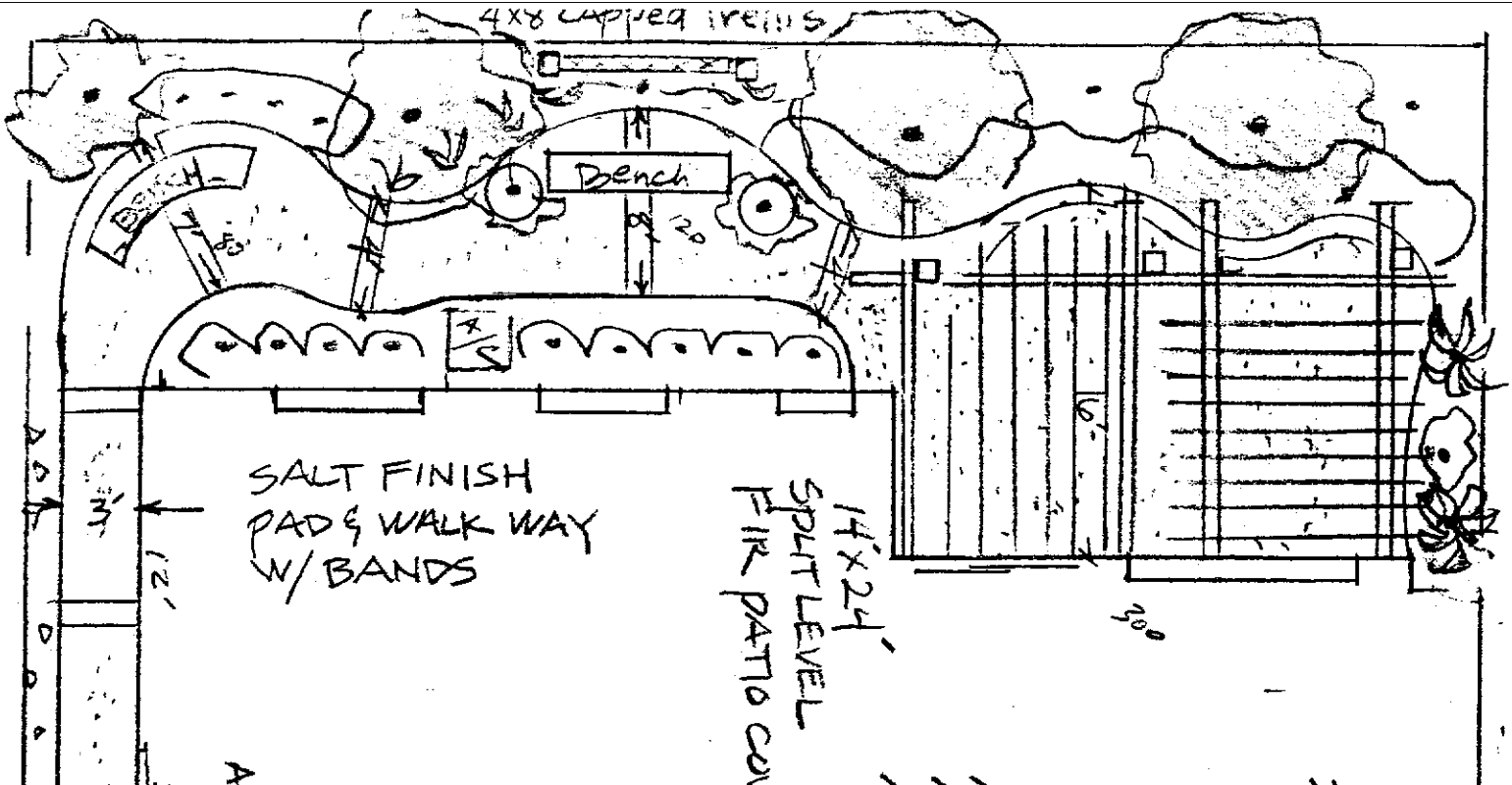


REVISED P.C. DETAIL 10/23/01
 TRUSS 2 BRACES ARE OPTIONAL M.J.M.



This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division. Violation of any Code Ordinance or State Law.

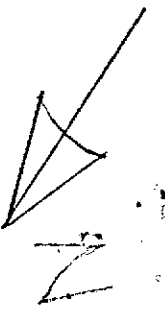
(4)



PLANT LIST

- 2-15ga GRAPE MYRTLE
- 1-15ga JAPANESE MAPLE
- 1-15ga. AFRICAN SUIRAC
- 1-5ga Carolina JESSAMINE
- 1-5ga. PINK HONEY-SUCKLE
- 3-5ga COMPACT XYLISMA
- 5-5ga Campbellia ~~Saxifraga~~
- 10-1ga Cuphea HYSSOPOLIA/Mexican Heather
- 10-1ga. Rdsemary or ceanothus 'yankee point'
- 10-1ga. ESCALLONIA 'Newport Dwarf'

BAND OUT -
SIDE EDGE
OF PATIO



SALT FINISH
PAD & WALK WAY
W/ BANDS

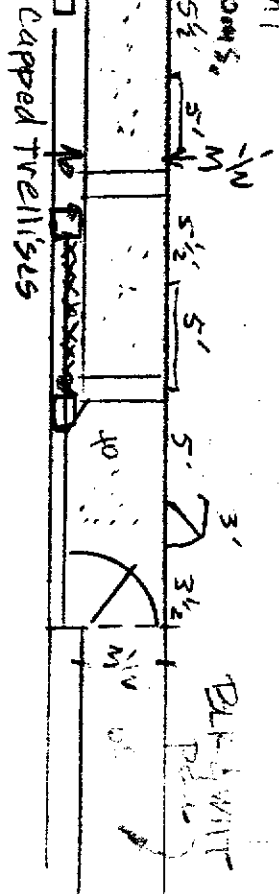
14x24'
SPLIT LEVEL
FIR PATIO COVER

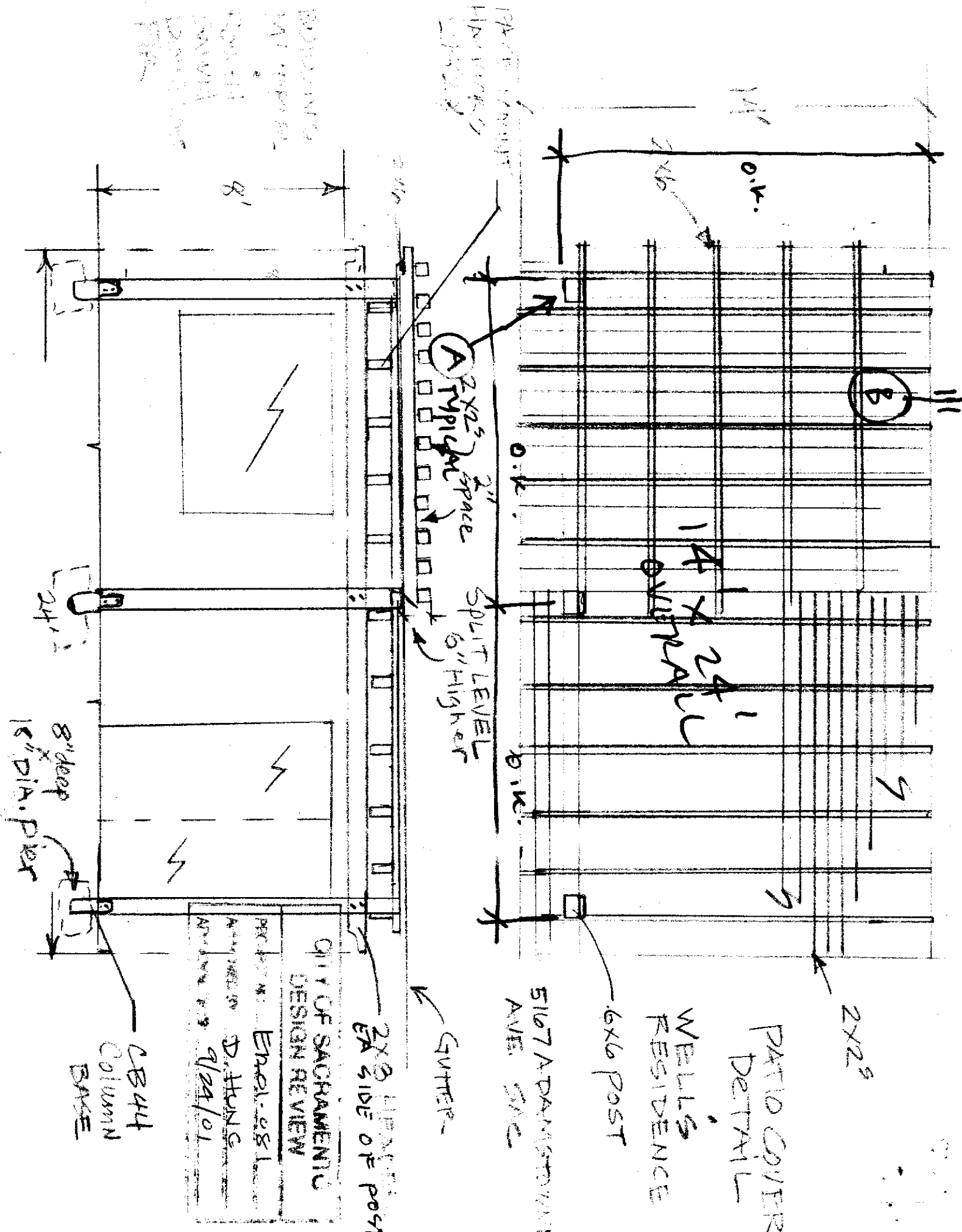
ADD TRELLIS IN FRONT
OF Bed rooms.

Scale: 1/8	Landscape Plan for: SUSAN & DAVE WELLS
Date: 7/17/01	
Mark	5167 ADAMSTOWNE WY.
	SAC

2745 Crosby Way Sacramento, CA 95815-1914 FAX (916) 923-2045

Gutchings
LANDSCAPE SERVICES
(916) 923-1136





BOARDING
 1/4\"/>

FRONT
 HANDRAIL
 1/4\"/>

0.1\"/>

A
 2x2s
 TYPICAL
 3\"/>

B

14x24\"/>

SPLIT LEVEL
 6\"/>

0.1\"/>

24\"/>

8\"/>

CITY OF SACRAMENTO
 DESIGN REVIEW
 PROJECT NO: Enrol. 081
 ARCHITECT: D. HUNG
 APPROVED: 9/24/01

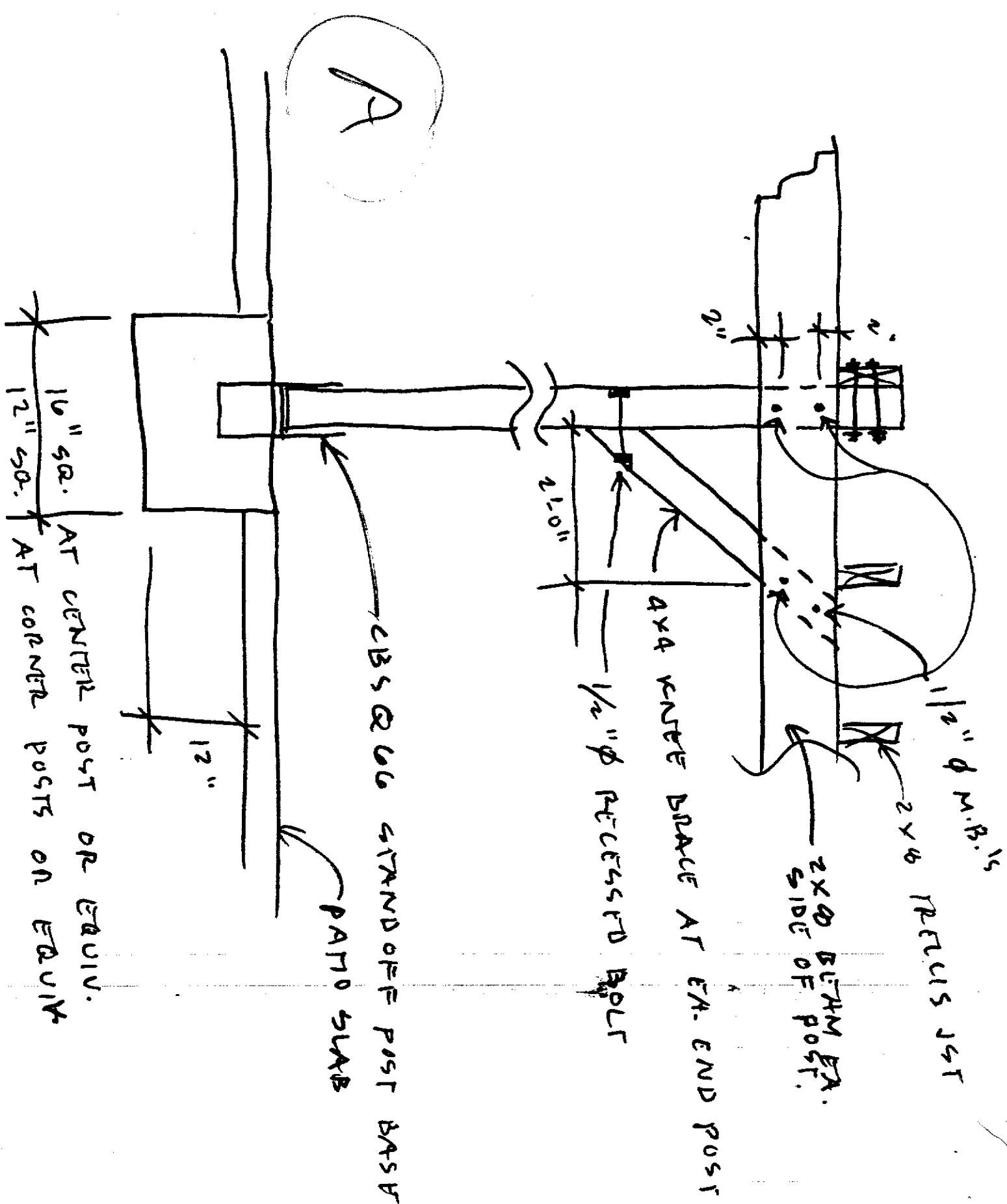
2x2s
 2x2s
 SIDE OF POST
 GUTTER

5167 ADAMSTOWN
 AVE. SAC

PATIO COVER
 DETAIL
 WELLS
 RESIDENCE
 6x6 POST

2x2s

CB44
 COLUMN
 BASE



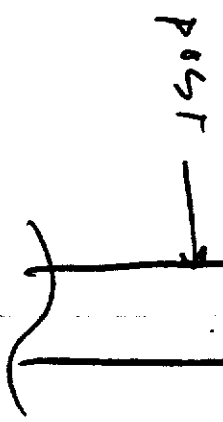
B



2x8 LDRG w/
3/8" ϕ x 5" LAG
BOLTS @ 16" o/c
STRAG. TO WALL
FRAMING

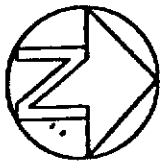
2x8 HNTGR

2x8 PURLIS
@ 24" o/c



2x8
BEAM
ON
SIDE

This Plot Plan is for the purpose of showing the house to be constructed on the lot and may not represent the final as-built configuration of the property or improvements thereon. setbacks, other than minimum ordinance, are approximate only and shall not be assumed to be precise.



SCALE: 1"=20'

$$PC = 14' \times 24' = 336 \text{ SF} = 5\%$$

27
P=13.6

PLAN 601
1-STORY
50' X 67'
ELEV. - "C"

3-L GAR.

ANTON WAY 9/24/01

5167 ADAMSTOWNE WAY

Your copy to keep

DATE PLAN APPROVED: PLANNING DIVISION
9/24/01 BY: D. HUNIC

LOT COVERAGE

Lot Area: 6770 s.f.
Building: 2051 s.f.
Building/Lot Area: 44 %

RETAINING WALL

Height: _____
Length: _____
Distance From P.L.: _____

SYMBOLS

- Drainage Inlet:
- Fire Hydrant:
- Street Light:
- Sewer:
- Sign:
- Water:
- Transformer Pad:

Winncrest Homes
A Lennar Company

The Willows
A Parkway Plaza Community

Home Site 28
PARKWAY PLAZA | CITY OF SACRAMENTO
UNIT No 3 | CALIFORNIA
A.P.N. 225-114-018-000

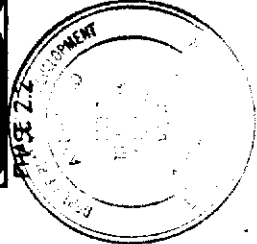
NOTES

1. MEASUREMENTS ALONG CURVED LINES ARE CHORD LENGTHS, UNLESS NOTED OTHERWISE.

BCB	11/1/99	AS	
DRAWN BY	DATE	CHECKED BY	DATE

1" = 20'
DRWG SCALE

This set of plans and specifications shall be kept on the job at all times. It is the responsibility of the contractor to make any changes or additions to the same without written permission from the Building Inspection Division. The approval of this plan set by the Building Inspection Division SHALL NOT be held to constitute a violation of any City Ordinance or State Law.



225-1150-038