

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0516877

Insp Area: 4

Thos Bros: 257A3

Site Address: 2351 BAY HORSE LN SAC

Parcel No: 201-0960-121

Sub-Type: NOTHR

Housing (Y/N): N

CONTRACTOR

DOUBLE D AND D EXTERIORS  
5530 BROOKS AVE  
LOOMIS CA 95650

OWNER

SCHWARTZ IVAN L/JANET L  
2351 BAY HORSE LN  
SACRAMENTO, CA 95835

ARCHITECT

Nature of Work: NEW ALUM. SOLID PATIO COVER 168 SQ FT TO REAR OF HOME

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 DD License Number 834787 Date 10.24.05 Contractor Signature [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 NEIGHBORHOODS PLANNING AND DEVELOPMENT SERVICES for 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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 10.24.05 Applicant/Agent Signature [Signature]

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 NONE-EXEMPT Policy Number \_\_\_\_\_ Exp Date \_\_\_\_\_

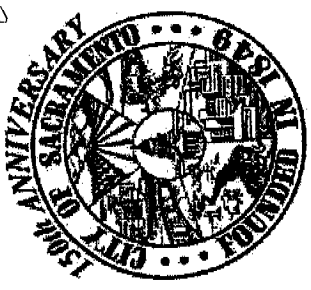
(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 10.24.05 Applicant Signature [Signature]

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.

201-0960-121



R/A - PUD (Non Amborough)  
604 (metro) 5414

CITY OF SACRAMENTO  
DEVELOPMENT SERVICES DIVISION  
FAXED PERMIT APPLICATION (certain restrictions apply)

DATE: 10-24-05

1 Story -  
max 452

Fax # 916-264-1901

Faxed request must be received in this office by 3:00 p.m. to be processed the following work day.  
Note: Contractors must have a current certificate of Worker's Compensation Insurance.

Note: Work started before a Building Permit is issued will be subject to a quad fee

liv. 1454  
gr. 456

IN ORDER TO PROCESS THIS REQUEST, ALL THE FOLLOWING INFORMATION MUST BE PROVIDED:

RESIDENTIAL  APARTMENTS (4+ units per building)  COMMERCIAL (limited)  
JOB ADDRESS: 2351 Bayshore Ln UNIT # \_\_\_\_\_ CONTRACT PRICE \$ 1910  
 CONTACT PERSON: \_\_\_\_\_ CONTACT PHONE: \_\_\_\_\_

Property Owner: Jayl Spritz License # 234797  
Address: 2351 Bayshore Ln 95834 Contractor: LAD 5530 Brade Ave  
City/State/Zip: Sac CA 95834 City/State/Zip: Sac CA 95834  
Phone: 417 5557 Phone: 916 577 9351 FAX: \_\_\_\_\_

NATURE OF REQUEST: Indicate from the selections below & provide details under description of work.

<input type="checkbox"/> REROOF (excluding tile) <input type="checkbox"/> TEAR-OFF <input type="checkbox"/> RESHET <input type="checkbox"/> HOUSE <input type="checkbox"/> GARAGE <b># SQUARES:</b> Material: <input type="checkbox"/> SIDING <input type="checkbox"/> wood <input type="checkbox"/> T-111 <input type="checkbox"/> Horiz <input type="checkbox"/> vinyl <input type="checkbox"/> stucco  Note: Design Review approval may be required in certain areas.	<input type="checkbox"/> HVAC INSTALLATIONS (residential ONLY) <input type="checkbox"/> CHANGE-OUT <input type="checkbox"/> NEW <input type="checkbox"/> Heat Pump <input type="checkbox"/> Package <input type="checkbox"/> Split system <input type="checkbox"/> Roof mount <input type="checkbox"/> Cut-in <input type="checkbox"/> Heat pump or elect. unit to gas. <input type="checkbox"/> Wall furnace <input type="checkbox"/> Other (describe below) Value of duct work: \$ _____ Equipment: \$ _____ Cut-in: \$ _____  Note: Design Review approval may be required for rooftop units.	<input type="checkbox"/> WATER HEATER (residential ONLY) <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> Change-out <input type="checkbox"/> Electric to Gas <input type="checkbox"/> Relocate <input type="checkbox"/> New  <input type="checkbox"/> DRY ROT OR TERMITE DAMAGE REPAIR (Describe locations below)  Note: Design Review approval may be required in certain areas.	<input type="checkbox"/> MINOR ELECTRIC and/or MINOR PLUMBING (residential ONLY) <input type="checkbox"/> Electric Service Change # amps <input type="checkbox"/> New electric circuits <input type="checkbox"/> Re-wire <input type="checkbox"/> Water Service Replacement <input type="checkbox"/> Sewer Service Replacement <input type="checkbox"/> Gas Line Replacement <input type="checkbox"/> Re-plumb <input type="checkbox"/> Water <input type="checkbox"/> Waste	<input type="checkbox"/> PUBLIC UTILITIES SAFETY INSPECTION* (Residential and single apartment units ONLY) <input type="checkbox"/> SMUD <input type="checkbox"/> PGE  *NOTE: Correction Notice items will require an additional building permit
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DESCRIPTION OF WORK:

A 6mm patio cover

faxpermit.firm [rev online 3/10/00]

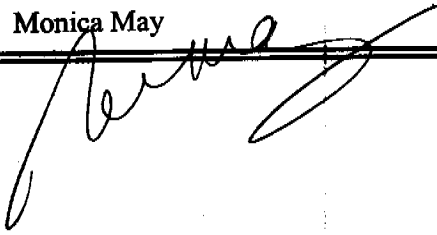
1910(e)

168 P

2018 / 5474 = 37.962

14412 = 168 sq ft

City of Sacramento  
Development Services Department  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: 2351 bay horse lane	APN: 201 0960 121
DRPB AREA / PUD / SPD: <b>Expanded north design review, northborough pud</b>	ZONING: R1A-PUD
EXISTING LAND USE: One-story single family home with attached garage.	
PROPOSED USE: Add a 14' x 12' patio cover along street-side-yard elevation.	
<b>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</b>	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input type="checkbox"/>	Requires APPLICATION(s): PC      ZA      IR      ER      DR      PB Required Planning application must be approved <i>before</i> project can be submitted for plan check
<input type="checkbox"/>	Application(s) IN PROGRESS: File Number: Application must be approved <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	Application(s) COMPLETED: File Number & approval date: Building permit must conform to approved plans and comply with all conditions of approval. Do NOT accept applications for a building permit prior to the end of the 10-day appeal period.
<input checked="" 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 checked="" type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input checked="" type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Route to SITE for inspection only, plan check not required.
<input type="checkbox"/>	Preliminary review <b>ONLY</b> ; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
CONDITIONS AND COMMENTS:	Setback and lot coverage okay. Lot size per Metrosan is 5474. house is 1454; garage is 456; proposed patio cover is 168; total proposed lot coverage is 2078 / 5474 = 37.96% lot coverage out of possible 45% for one story home. Not even utilizing the 100 sq. ft. patio cover credit. No planning issues. Design review conditions of approval are attached to apn, and a hard copy of same is attached to the hard copy pink sheet for submittal.
DATE: 10/24/2005	BY: Monica May 



CITY OF SACRAMENTO  
CALIFORNIA

DEVELOPMENT SERVICES  
DEPARTMENT

PHONE 916-808-5656

2101 Arena Blvd, Suite 200  
SACRAMENTO, CA 95834

**Over-the-Counter Project Review for Patio Cover in Expanded North Design Review Area**

Address: 2351 Bay Horse Lane  
Parcel No.: 201-0960-121  
Description: New Patio Cover on a Corner Lot

Applicant: Les Sears, D&D Construction  
Date Approved: 10/24/2005  
Staff Contact: Monica May, Assistant Planner

**STAFF ACTION AND CONDITIONS OF APPROVAL:**

Staff has reviewed the proposed project, and approves it with the following conditions of approval:

1. New patio cover shall not exceed 400 sq. ft. in size. All patio covers exceeding this size are subject to the Expanded North Design Review Application for New Additions. (The proposed dimensions are 14' x 12', totaling 168 sq. ft.)
2. Patio cover material shall consist of wood, vinyl or aluminum. Alternative materials will require an application. (The proposed material is aluminum.)
3. The patio cover shall have a pitch of 2 in 12 or less. Patio covers with steeper pitched roofs are subject to the Expanded North Design Review Application.
4. Finish patio cover to compliment existing color scheme.
5. The scope of exterior work is limited to the above listed items. Any changes are subject to Design Review staff approval.
6. The posts of the patio cover shall follow the existing street-side-yard setback of the house.

  
Monica May, Assistant Planner