

CITY OF SACRAMENTO

Permit No: 0116124

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 4220 RIVER SWAN LN SAC

Thos Bros:

Parcel No: 225-1240-081

**Sub-Type: NOTHR
Housing (Y/N): N**

CONTRACTOR

OWNER

JUSTIN & ISLIE ZHANG
4220 RIVER SWAN LN
SAC CA. 95834

ARCHITECT

Nature of Work: NEW 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 _____ 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 12/26/01 Owner Signature [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 herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 12/26/01 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 _____ 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 12/26/01 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.

PLANNING AND ZONING REVIEW

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

ADDRESS: 4220 RIVER SWAN LANE (LOT #116)

APN: 225-1240-081 ZONING: R-1A-PUD

DESIGN REVIEW AREA: EXP. NO. AREA

PREVIOUS FILES RELATED TO SITE: P99-074

EXISTING LAND USE: SFR

PROPOSED USE: ADD REAR PATIO COVER

COMMENTS: LOT AREA = 5500 SQ. FT.

FOOTPRINT (EXIST.) = 2047 S.F. (LPS)
ATTACHED (*) (N) PATIO COVER = 272 S.F. (16x17)
2319 S.F.
ALLOWANCES (100)
2219 S.F.

40% Lot cov.
OK ✓

(*) MUST BE WITHIN 2" OF EXT. DATE: BY:
WALL OF HOMES

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: ATTACHED ACC. STRUCTURES - MIN SIDE
SETBACK IS 5-FT., MAY ENCRUCH INTO 15' REAR
SETBACK AREA, BUT NO CLOSER THAN 5-FT. TO
PROPERTY LINE AND MAX 33% OF REAR YARD AREA
(15x50') DATE: 12/29/01 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) YES
2. I (have/have not) HAVE 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

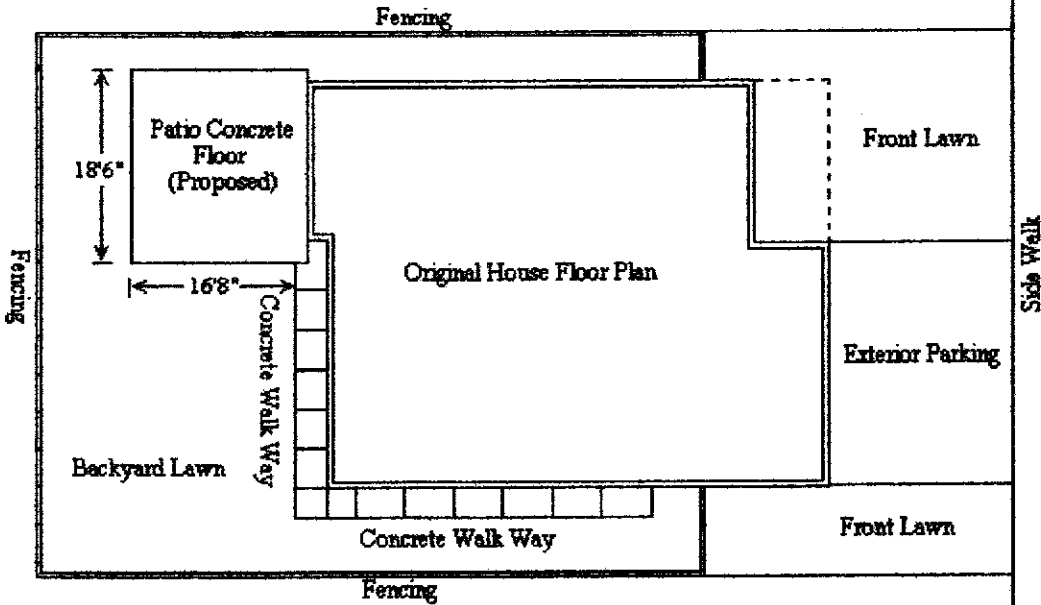
Signed [Signature]

Job Address 4220 REVER SWAN LN

Permit No: 0116124

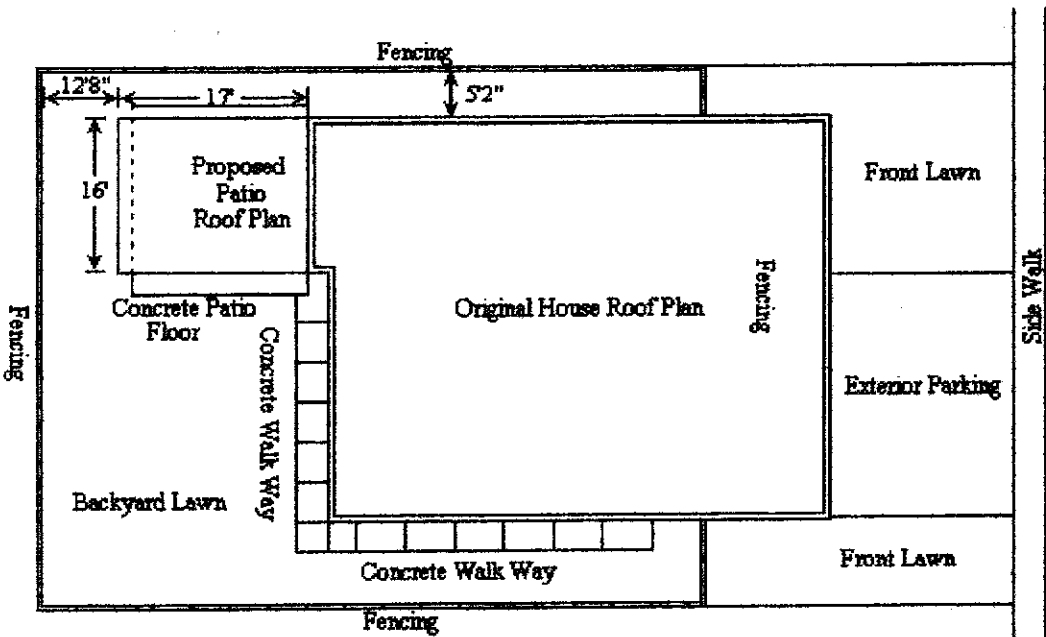
CITY COPY
0116124

Floor Plan



Note: Concrete Patio floor and Concrete Walk way are painted light grey with concrete paint.

Roof Plan



Lot #116
4220 River Swan Lane

River Swan Ln

River Swan Ln



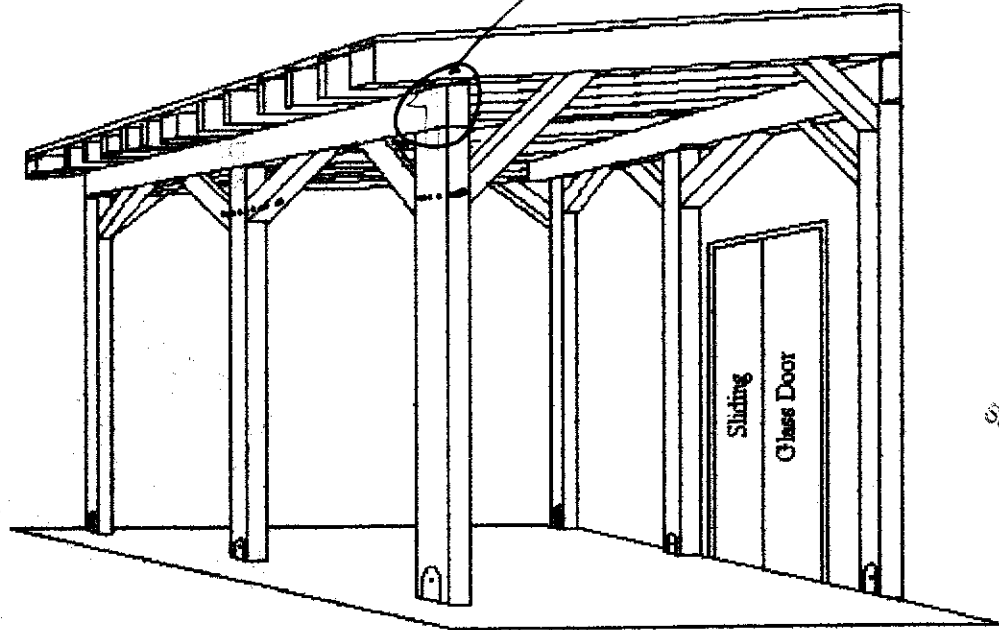
ISSUED
DEC 24 1993
Sacramento Estimator Division

Small text and stamps, including a circular seal and a vertical stamp that reads 'VIOLATION OF ANY CITY ORDINANCE OR STATE LAW'.

PC-46

Building Plan
for
Proposed Patio

Metal strap hardware will be
subject to field approval

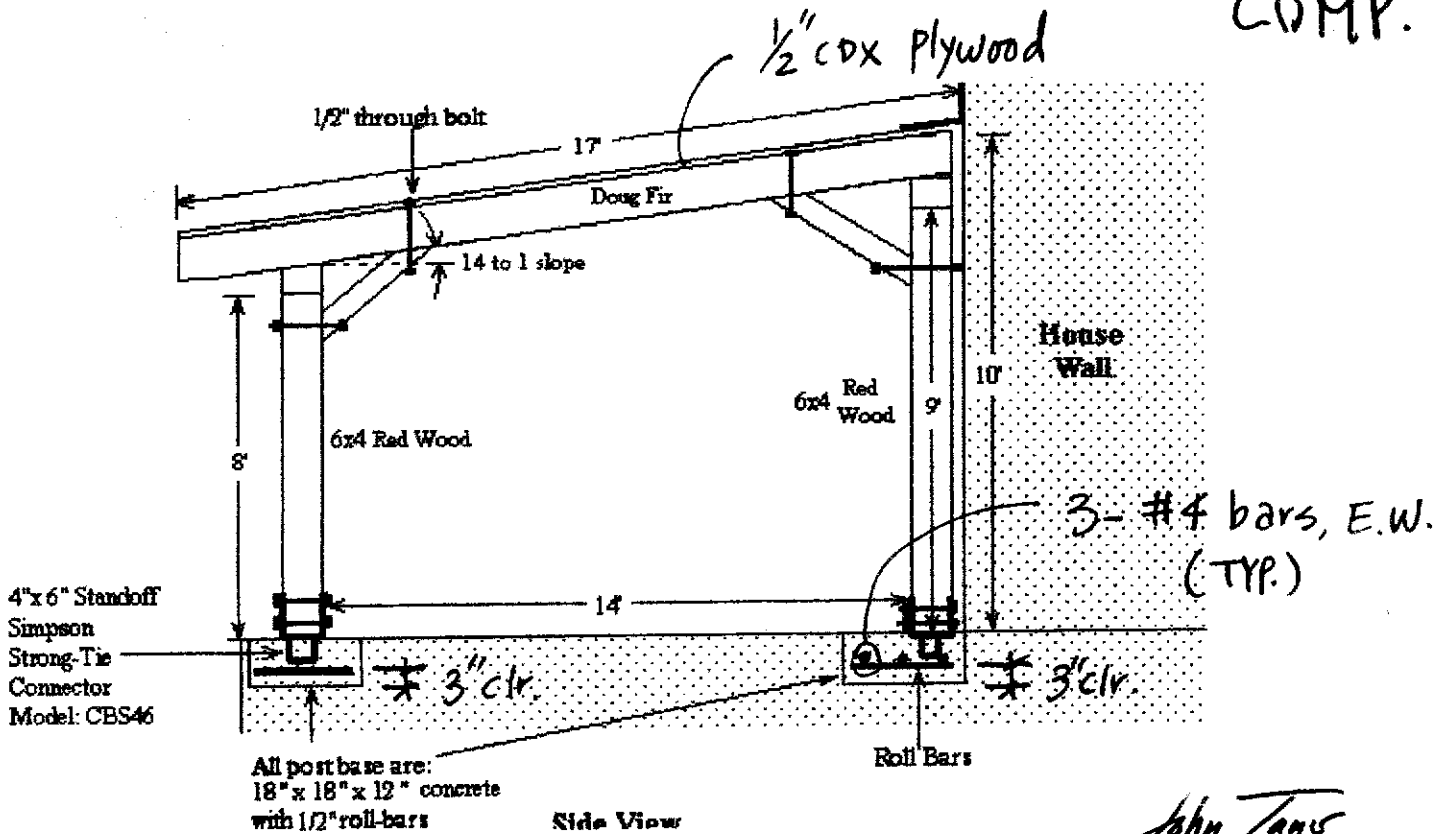


ISSUED
DE: [unclear]
Sacramento Building Division

Patio
3D View

ICE & WATERSHIELD
UNDER 25YR DIM.

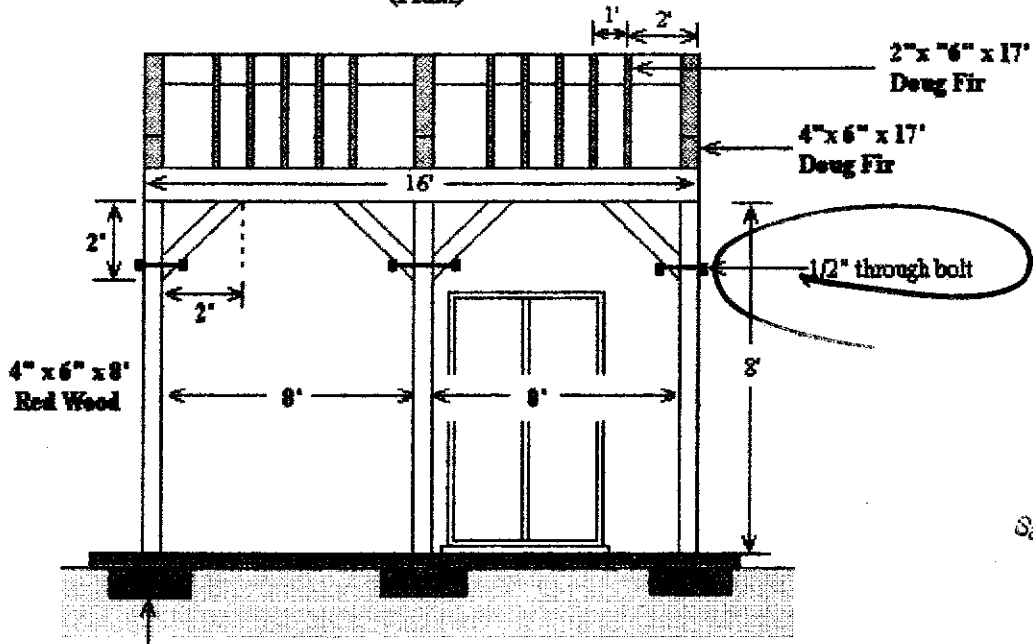
CAMP.



Side View

John Tang

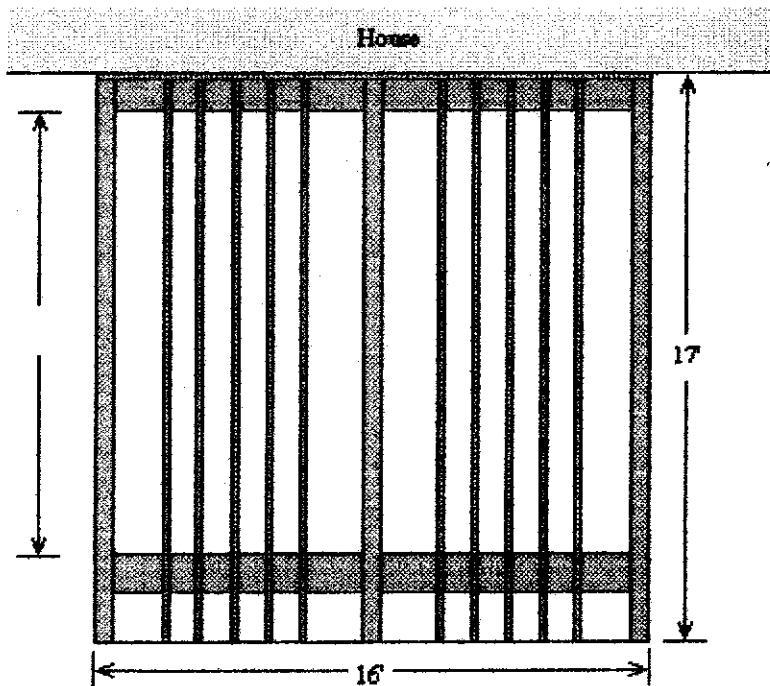
**Building Plan
for
Proposed Patio
(Fram)**



All post Base are:
18"x18"x12" concrete
with 1/2" roll-bars

Front View

ISSUED
DEC 2 4 1954
Sacramento Building Department



Top View