

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0208084

Insp Area: 4

Thos Bros: 277 H7

Site Address: 535 GARDEN ST SAC

Sub-Type: AGAR

Parcel No: 275-0233-011

Housing (Y/N): N

CONTRACTOR

WILLIAM J ERRECART
1395 OAK NOB WAY
SACRAMENTO 95833

OWNER

WALTER ROBERT
535 GARDEN ST
SACRAMENTO

ARCHITECT

Nature of Work: EXPANSION OF GARAGE TO REAR 16 X 30

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 B1 License Number 619824 Date 3/31/04 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 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 Owner Signature

PAID
CITY OF SACRAMENTO
JUN 18 2002
PERMIT CENTER

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 6-18-02 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 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 6-18-02 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: 535 Garden St.

APN: 275-0233-011 ZONING: R-1

DESIGN REVIEW AREA: Expanded North Area

PREVIOUS FILES RELATED TO SITE: none

EXISTING LAND USE: S.F.R. w/ detached garage

PROPOSED USE: expansion of garage to rear

COMMENTS: Does not need Design Review if not visible from any street views; Lot Area = 7841 s.f.

<u>33 x 40 = 1320</u>	<u>Rear yard coverage = 16%</u>	<u>(Metroscan)</u>
<u>18 x 20 = 360</u>	<u>Lot Coverage &lt; 30%</u>	
<u>16 x 30 = 480</u>	<u>(max 40%)</u>	
<u>2160</u>	DATE: _____	BY: _____

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

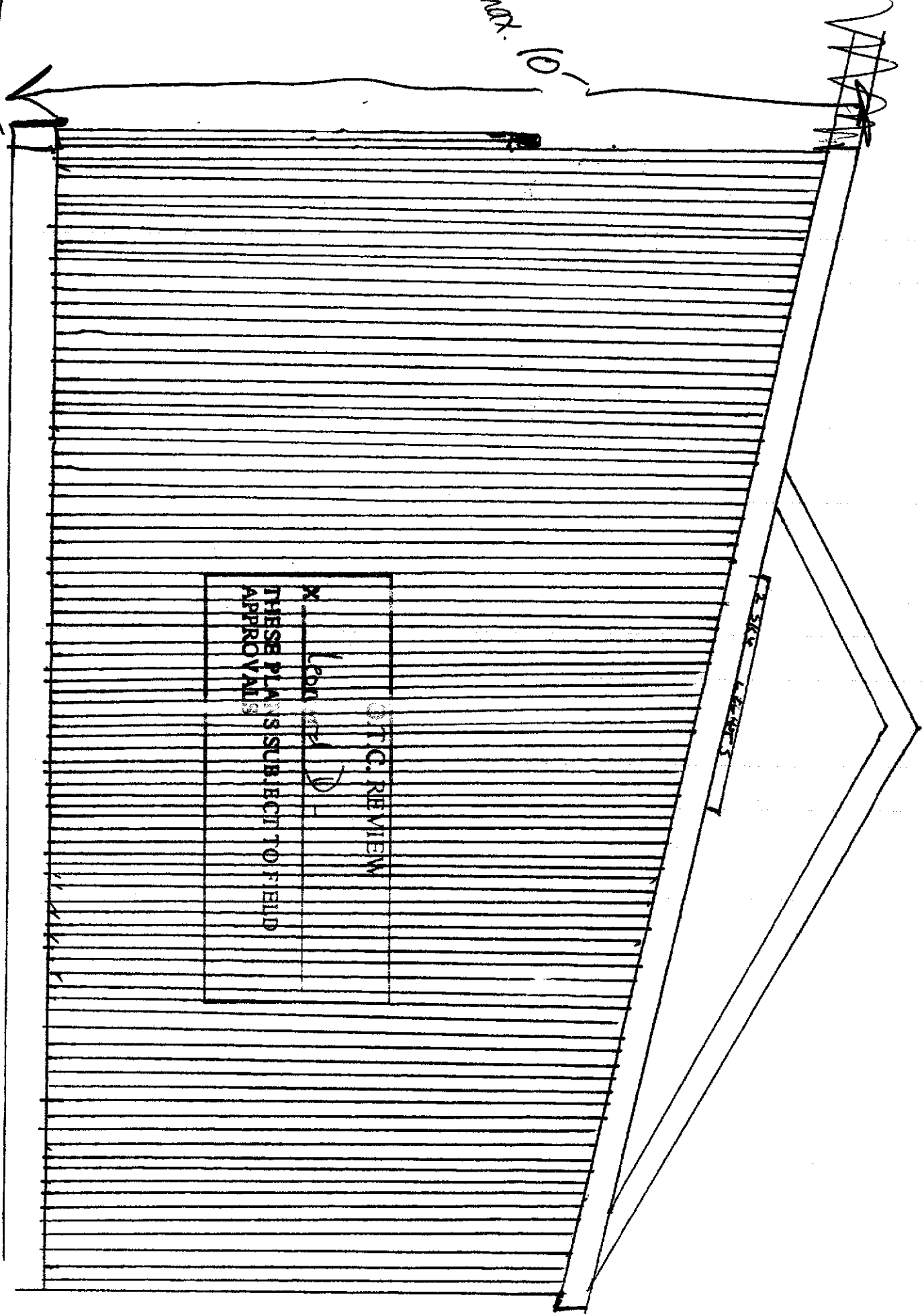
YES   NO (If yes, circle applications needed below)

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

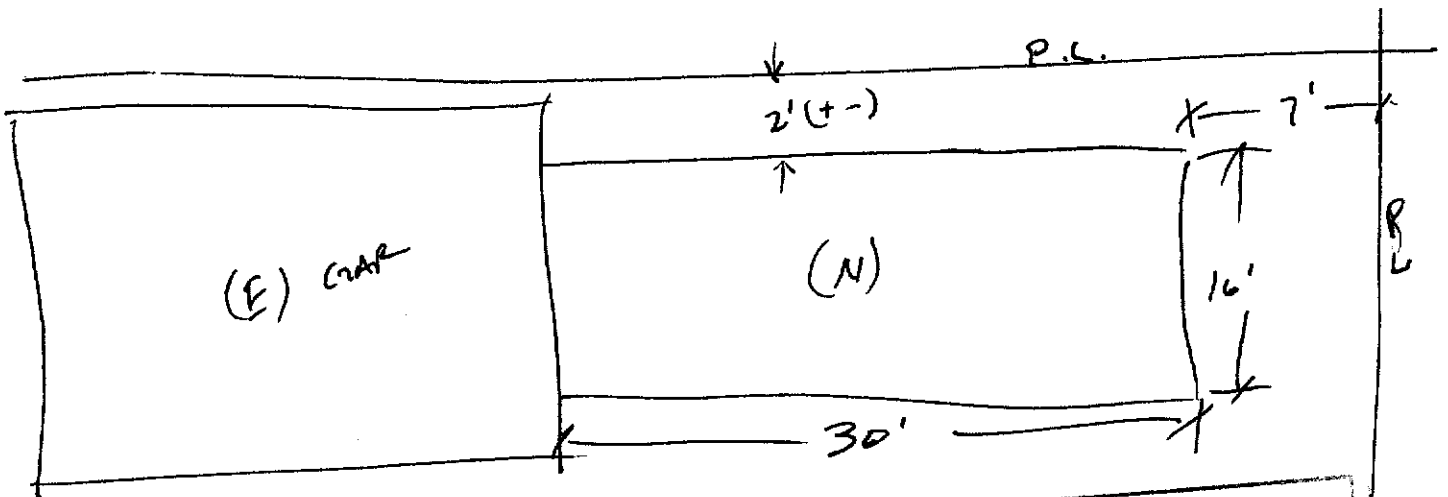
CONCLUSION: meets setback & lot coverage requirements as proposed, incl. rear yard coverage;

[REDACTED]

DATE: 6/18/02 BY: PHIL REED



535 Green St



N.T.S.

O.T.C. REVIEW

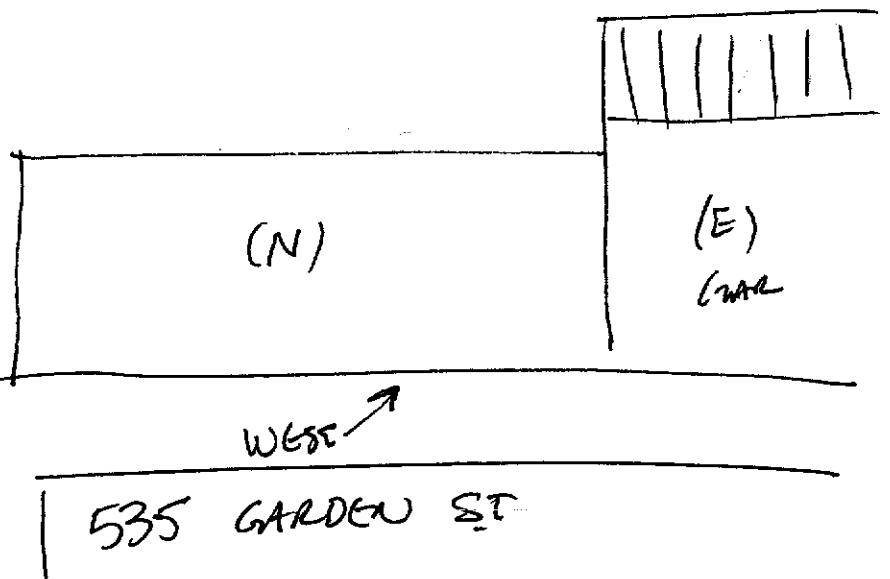
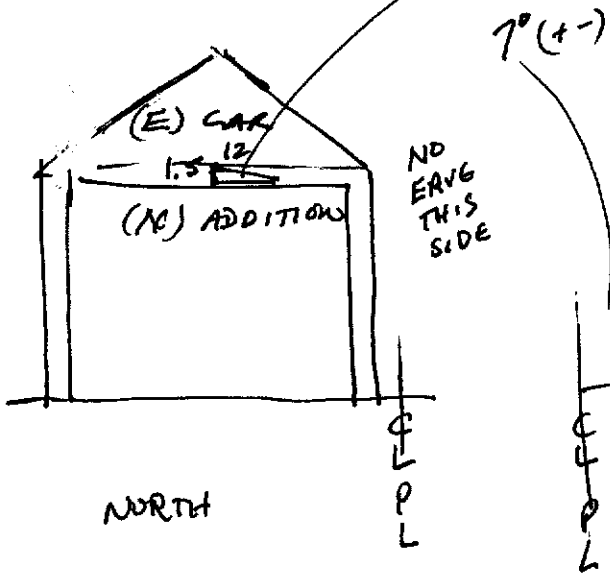
X *Leadard*

THESE PLANS SUBJECT TO FIELD APPROVALS

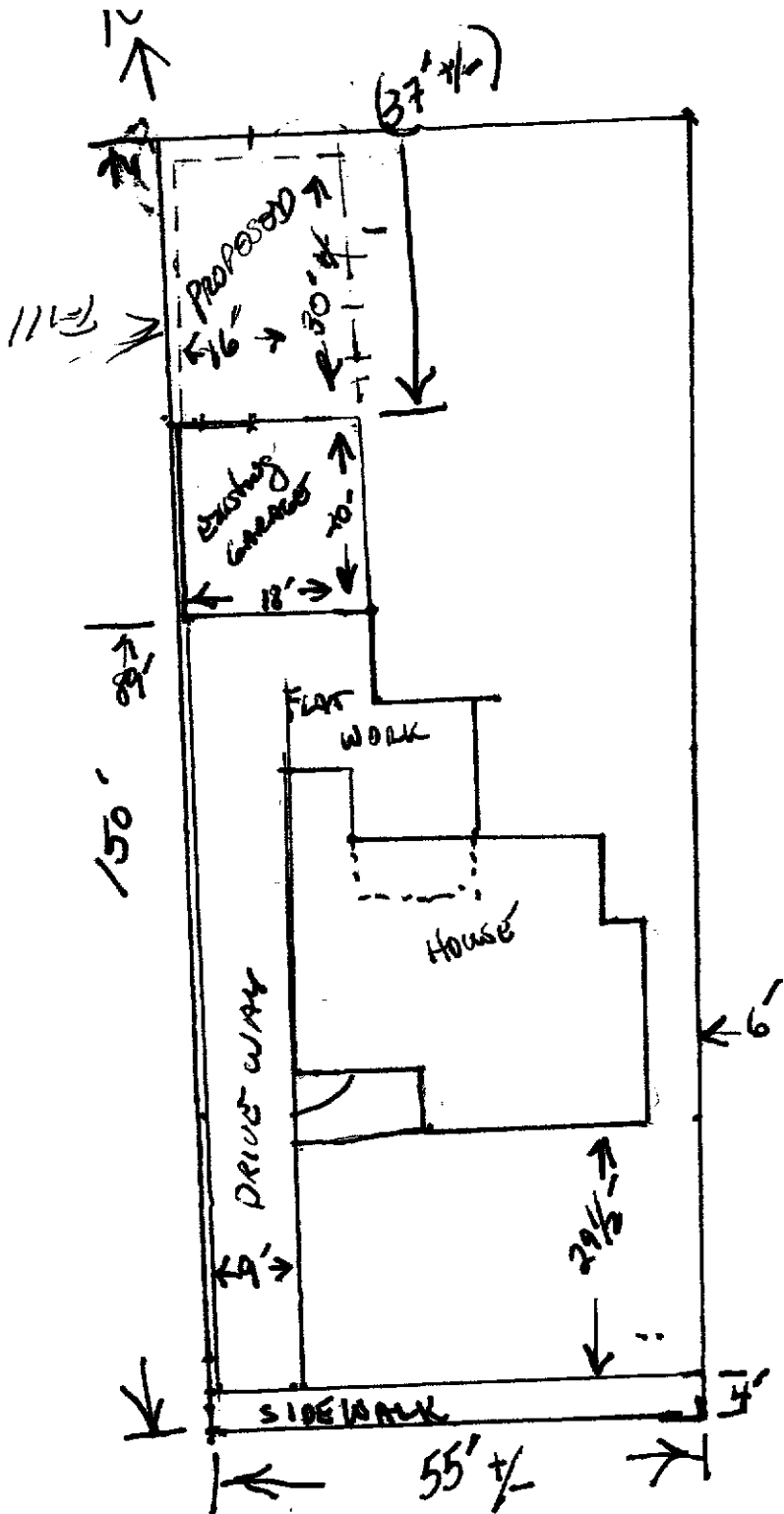


JUN 18 2002  
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SLOPE (N) ROOF 1 1/2" PER FT.



→ 535 GARDEN ST  
 APN: 275-0233-011  
 R-1



**O.T.C. REVIEW**  
 X Leonard J  
 THESE PLANS SUBJECT TO FIELD APPROVALS

City of Gardena  
 JUN 18 2011  
 CITY CLERK

3/164 SANS

T-111 SIDING THIS SIDE ONLY

10" x 1/2" 48" O.C. ANCHORS  
2" x 4" 16" O.C. WALLS  
4" x 12" DF BEAMS @ DRAWINGS

5/8" X ROCK

O.T.C. REVIEW

*(Signature)*

THESE PLANS SUBJECT TO FIELD APPROVALS

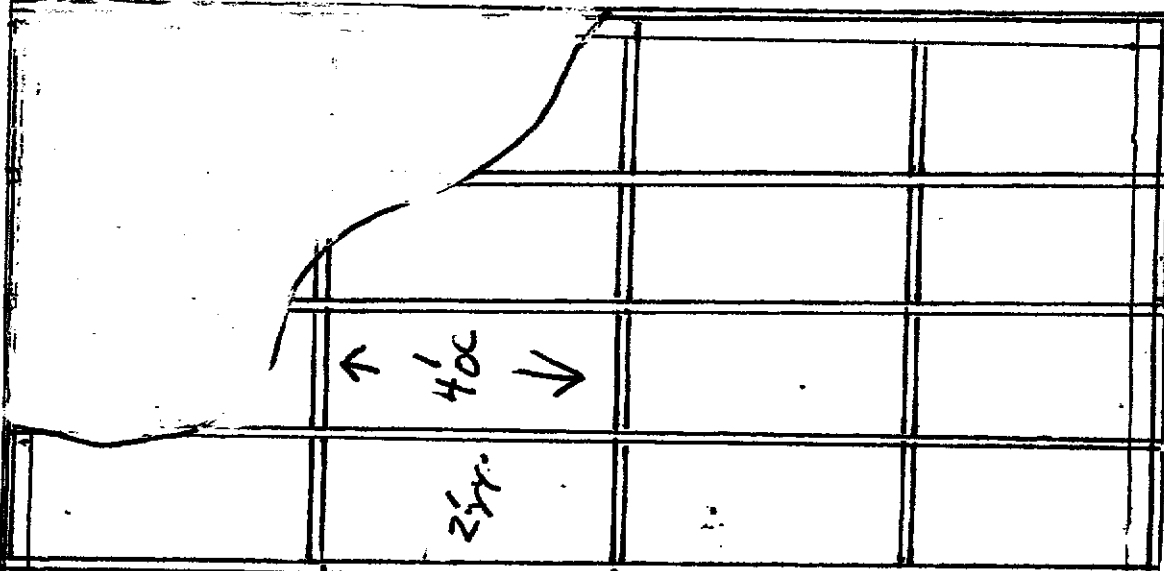
RAFTERS

2" x 8" 16" O.C.

SHEATHING

5/8" EXT PLY

MIN. SINK 8 @ 8" FIELD  
MIN. SINK 8 @ 6" EDGES



1/2" STEREO

28GA. METAL SIDING

535 GARDEN ST.

THEIR