

THINK PINK

0318981

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 116 ARCADE BLVD		APN: 263-0055-004
DRPB AREA / PUD / SPD: EXPANDED NORTH AREA		ZONING: R-1
EXISTING LAND USE: VACANT		
PROPOSED USE: NEW SFR		
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:		
<input type="checkbox"/>	Planning review is NOT required.	
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.	
<input checked="" type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER X DR PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.	
<input type="checkbox"/>	Application(s) IN PROGRESS: Applicant may submit for concurrent building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.	
<input checked="" type="checkbox"/>	Application(s) COMPLETED: ER03-262 (Conditions attached to plans) Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 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"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.	
COMMENTS: Lot Size is 50' X 100' = 5000 sq ft. Structure is approx. (48' X 40') + 71' = 1991 sq. ft. = 40% lot coverage. Front, rear, and side setbacks meet requirements. Interior depth of garage is at 20' minimum. Site plan scale revised to show appropriate 1/8" scale. Site plan lot dimension revised. Building permit must conform to approved plans and comply with all conditions of approval.		
DATE: 12-9-2003	BY: SSHORE	

0318981

MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION
OF SINGLE AND TWO FAMILY DWELLINGS
CITY OF SACRAMENTO
STAFF REVIEW APPLICATION PACKET
1 and 2 Family Residential Construction
FORM A

Please complete the following application for staff level review of 1 and 2 family projects subject to the Citywide Residential Design Standards. The action of staff is ministerial. The application must comply with the Minimum Standards to be approved.

Project Address: 116 Arcade Blvd.

Assessor's Parcel Number: 263-0055-004

Applicant Name: Leonid or ELENA MELNYCHUK

Mailing Address: 1400 Bell Ave. Sacramento CA 95838

Phone number: 916-641-5564, cell Fax - 404-5395

Owner Name: Anatoliy Gorymaylo

Mailing Address: 6048 MerLidale Dr. Citrus Heights, CA 95610

Phone number: 955-1245

Parcel Dimensions: 50' x ~~120'~~ 100'

Parcel Zoning: R-1 Existing Use: Res.

No. of units: 1 No. of stories: 1 Square footage of unit(s): 1509

Statement Of Work Proposed: New house with
1509 SQ FT living area, 2 car garage
432 SQ FT. and 43 SQ FT. porch

Design Review Number: _____ Date Received Stamp: _____

ER03-262
12-9-2003

CITY OF SACRAMENTO
PERMIT ASSISTANCE

DEC 10 2003

PUT THIS COPY
IN THE JOB FOLDER

RECEIVED

NEW CONSTRUCTION

MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION OF SINGLE AND TWO FAMILY DWELLINGS 1 and 2 Family Residential Construction FORM B

I. Site Design Standards

A. Front Yard Setbacks: Proposed buildings shall be placed on the site to generally align with adjacent and surrounding structures. Provide photos and drawings to indicate compliance.

Check one:

1. Front yard setback is the average of the two adjacent structures. *Front setback Min. 25'*
2. Front yard setback does not vary more than 5'-0" from adjacent and surrounding structures.
- Required setback and allowable lot coverage provided per Section 3 of the Zoning Ordinance.
3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.

B. Landscaping (Required): Front yard and corner lot street side yard landscaping shall be provided.

1. Front and street side yard landscaping provided including: shade tree(s), lawn, and automatic sprinkler system for irrigation.

Note: Drought tolerant and thematic plantings are encouraged

C. Fencing: New fencing proposed shall meet the following minimum standards. Existing fencing proposed to remain shall be repaired as needed.

Interior side yard/rear yard fencing (no setback required)

Check one:

1. Wood fencing provided.
2. Standard chain link fencing provided (dark green vinyl coating recommended).
3. Painted or split face concrete block, brick, or plaster finished wall provided.

Street side yard fencing on corner lots (minimum 5'-0" setback required; less than 3 ft. height, no setback required.)

Check one:

- NA 1. Wood fencing provided.
2. Chain link with vinyl coating (green color recommended) with vines provided.
3. Painted ornamental steel (wrought iron) fence provided.
4. Painted or split face concrete block, brick, or plaster finished wall provided (max. 6'-0" high except at front yard setback shall be max. 3'-0" high").

Front yard fencing (Shall be 3'-0" high or less if within front setback.)

Check one:

1. No front yard fencing proposed.
2. Painted wood picket or split-rail fence (max. 3'-0" high) provided.
3. Chain link with green vinyl coating (max. 3'-0" high) with vines provided.
4. Painted ornamental steel (wrought iron) fence (max. 6'-0" high) provided.
5. Painted or split face concrete block, brick, or plaster finished wall provided (max. 3'-0" high").

II. Building Design Standards

A. Building Height/Roof Forms and Pitch: Roof forms such as gabled or hipped roofs, shall be similar to adjacent and surrounding structures. A minimum of 5 in 12 roof pitch is required unless a majority of adjacent and surrounding roof pitches are lower, in which case the predominant roof pitch, or greater, shall be incorporated in the new structure. Provide photos and drawings to indicate compliance.

Check one:

1. Roof forms and pitches are similar to adjacent and surrounding structures.
2. 5 in 12 pitch, ~~or greater~~, provided.

B. Street Facade: The "front" of the structure and the entry shall face the street. Windows and a decorative front door shall be provided. The entry area and windows shall be fully visible from street view.

The following are required and must all be checked for compliance:

1. Entry area and "front" of structure shall be fully visible from the street.
2. Windows provided facing the street.
3. Decorative front door provided.

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C. Front Porch/Decorative Entry Element: A useable front porch (min. 5'-0" square) with decorative posts and railing shall be provided or a decorative entry element consisting of a concrete "stoop" (min. 4'-0" square) with decorative columns and a decorative roof cover.

Check one:

1. Front porch with decorative posts and railing provided (5'-0" square min. depth).
 2. Decorative entry element with concrete stoop (min. 4'-0" square), decorative columns and decorative roof cover provided.

D. Garages: Garages (where provided) shall be flush or recessed back from the face of the primary structure (excluding porch). Garages shall not exceed 50% of the length of the street facing building facade on lots 52 feet or greater in width. On lots less than 52 feet wide, garages may be up to 60% of the street facing building facade. The garage shall match the design of the primary structure.

Check one:

1. Attached garage (flush or recessed back from the face of the primary structure) provided.
— 2. Side entry garage with decorative window in side facade provided visible from street view provided.
— 3. Detached garage matching the main structure design provided.
— 4. No garage provided. Parking pad provided behind front setback.
— 5. Garage design is not flush or recessed, but constitutes less than one third of models in a subdivision with three or more models and one of the following design features is provided: courtyard, living area over garage, front porch with an area greater than 36 square feet.
— 6. Garage design is not flush or recessed, but constitutes less than 10% of the total units constructed in a subdivision with six or more models provided.

Note: Minimal driveway widths are encouraged.

Flush is defined as garage location within five feet (forward or back) from the face of the primary structure.

E. Accessory Structures: All new attached or detached accessory structures such as storage sheds, workshops, etc., as defined by the Zoning Ordinance, shall match materials and design of existing primary structures on the property.

- 1. Attached/detached accessory structure visible from street view matches material and design of existing primary structures on the property.

F. Exterior Materials: Exterior materials shall be of highest quality found on adjacent and surrounding structures, be durable and shall compliment and improve the aesthetics of the surrounding area. Materials shall be consistent on all street facades and shall wrap a minimum of 2'-0" around facades not facing the street.

Siding

Check one:

- 1. Horizontal siding provided (wood, composite, or cementitious).
— 2. Wood shingle or shake siding provided.
 3. Plaster (stucco) siding and door/window trim provided.
— 4. Brick as main facade material provided.
— 5. Grooved, textured plywood siding (1/2" or thicker) with vertical and horizontal trim (2" X 6" min. around doors and windows) and a brick wainscot provided. If untextured plywood with no grooves is proposed, 1X battens at a min. of 12" on center shall be provided to create a board and batten appearance.
— 6. Vinyl siding with dimensional trim at doors and windows provided.
— 7. Metal siding, simulating materials listed above, with dimensional trim at doors and windows provided.

Roofing

Check one:

1. Laminated dimensional composition shingles (30yr. min.) with heavy ridge caps provided.
— 2. Concrete or tile roofing provided.
— 3. Wood shake or shingle roofing provided.
— 4. Metal dimensional roofing (that simulates above listed materials)

Gutters/Downspouts (Required if matches existing)

1. Painted or prefinished gutters/downspouts shall be provided

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G. Doors/Windows: Decorative door and window types and trim styles shall be provided to compliment the building design. Decorative windows shall be provided at street facing facades. Decorative trim shall be provided on windows on facades facing active use areas such as parks, schools and other active public spaces. Windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color or shall be wood paint grade.

Entry doors

1. Exterior doors with raised panel or other decorative design and decorative trim are provided.

Garage doors

Check one:

1. Decorative sectional garage door with raised panel or other decorative design and decorative trim provided.
 2. Alternative garage door that provides raised panel or other decorative design provided.

Windows

Check one:

1. Double or single hung windows with decorative trim/sill provided.
 2. Horizontal sliding windows with grids and decorative trim/sill provided.
 3. Horizontal sliding windows with wide frames and decorative trim, no grids, and with decorative shutters and/or decorative plant shelf provided.

H. Mechanical Equipment: Mechanical equipment shall not be placed on the roof where it may be visible from any street view.

Check one:

1. Mechanical equipment shall be attic and/or ground mounted with screening.
 2. Mechanical equipment shall be roof mounted where not visible from any street views and a diagram indicating compliance provided.

ER03-262

12-9-2003

Department of Planning and Development
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 116 ARCADE BLVD A.P.N. _____

Applicant Information

Name Leonid Melnychuk
Address 1400 Bell Ave
Sacramento CA 95818
Phone (916) 912-7312

Project Information (Check One)

Single Family Dwelling
Duplex _____
Triplex _____
Deep Lot Development _____

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site? Y N
Does the site front on a paved road? Y N *
Is the site higher than the crown of adjacent road? Y N *
Is the proposed building site higher than the back of the sidewalk or curb? Y N *
Describe existing frontage improvements along road.
 Ditch * Curb and Gutter Curb, Gutter, and Sidewalk
The direction of drainage on this site is:
 Front to Rear * Rear to Front Side to Side *
Does an adjacent site drain across this parcel? Y * N
Does this site have an existing low area or drainage swale? Y * N
Will construction require cut or fill on site? (* >50FT³ or >2FT)
- How much cut? _____ Yards Depth Y * N
- How much fill? _____ Yards Depth Y * N
Has building site been previously been filled? Y * N
Will existing drainage be re-routed? Y * N
Do you plan to construct or modify culverts or drainage ditches? Y * N

Print Name Leonid Melnychuk Title Applicant
Signature Leonid Melnychuk Date 1-13-04
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? _____ Acres.
If greater than 1/2 acre, has an approved erosion and sediment control plan been provided? Y N
If greater than 5 acres, has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N
Is the parcel to be built on part of a larger subdivision? Y N
Subdivision Name: _____
If yes has an approved erosion and sediment control plan been provided? Y N
If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N
Is grading and drainage approval required prior to permit issuance? Y N
Approved by: _____ Date: _____
Building permit #: _____

White Copy - Permit Jacket
Yellow - Utilities
Pink - Bldg. Div.

S R C S D

Sacramento Regional County Sanitation District
10545 Armstrong Avenue, Suite 101
Mather, California 95655

DWC
November 10, 2003

Receiving FAX: D. WILFINGER 916-264-5987
Sending FAX: 916-876-6161

TO: **TO WHOM IT MAY CONCERN**
Olenka Builders Ph: 916-641-5564

FROM: **Fred R. Wingfield**
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: **SEWER FACILITY IMPACT FEES**
116 Arcade Blvd.

APN: 263-0055-004
CASE: SWD2003-01093

The SRCSD Sewer Facility Fees due for a new single family dwelling at the above address and parcel, are as follows:

SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (INFILL)

1 Single Family Dwelling = 1 ESD x \$2,314

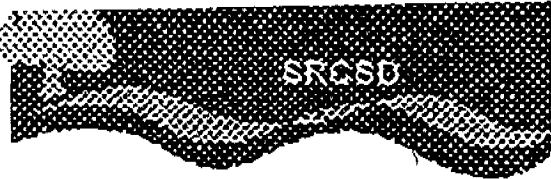
= \$2,314

If you have any questions regarding the above, please feel free to call me at 876-6073.



0318981

Fees are subject to adjustment if the data supplied is changed.
www.srcsd.com / www.csd-1.com
e-mail: wingfieldf@SacCounty.NET



REQUEST FOR SEWER FEE QUOTE

DATE	12-10-03			NUMBER OF PAGES	
FROM	City of Sacramento	REQUESTOR	D. Wilfinger	FAX	916 264-5987
TO	SRCSO Customer Service	RESPONDER		FAX	(916) 876-6161
				PHONE	876-6100

URGENT -- Applicant is in office or ready to pay permit

If urgent, call to notify an Engineering employee that you faxed a request.
 Press zero to speak to the operator.

NOT URGENT -- Applicant has requested informal quote

Applicant	NAME Olenka Builders		PHONE 916-641-5564
Property	ASSESSOR'S PARCEL NUMBER 263-0055-004		PROPERTY ADDRESS 116 Arcade Blvd Sacramento, CA 95838
	PLAN CHECK / BUILDING PERMIT NO 0318981	TYPE OF WORK New construction <input checked="" type="checkbox"/>	Remodel <input type="checkbox"/> Change in use <input type="checkbox"/>
Project	USE	CURRENT // PREVIOUS Vacant Lot 2 No! (Prior)	PLANNED New Single Family Dwelling
	SQUARE FOOTAGE	CURRENT // PREVIOUS Ø	PLANNED 1941 70

• SACRAMENTO, CALIFORNIA • 95827-3881
 ENGINEERING (916) • FAX (916) 876 6160

birdfms:eeqol.frm (08/20/97 twg) 2

TOTAL P.01

Dec 10 2003 13:26 P.02

D W O COLLECTIONS SYST FAX:916-876-6161



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND
BUILDING DEPARTMENT
PLANNING DIVISION

1231 I STREET, ROOM 200
SACRAMENTO, CA
95814-2998

WATER DEVELOPMENT FEE WAIVER

Applicant: OLENKA BUILDERS Phone: 916-712-7312

Property Address: 116 ARCADE BLVD

APN: 263-0055-004 Zoning: R-1 Number of Units: 1

This project qualifies for the waiver because it is in a:

REDEVELOPMENT AREA; or

DESIGNATED INFILL AREA; or

QUALIFIED INFILL AREA, meeting all of the following requirements:

1. The site is located in a neighborhood where the median year of housing construction is 1965 or earlier as shown on the Neighborhood Statistics Boundary Map, or the applicant has proof to the satisfaction of the Planning Director that the median age of housing within 500 feet of the site was developed prior to 1965; and

2. The lot is surrounded on three sides by existing or approved development; and

3. The project is consistent with the General Plan or more specific plan designation; and

4. The site is no more than 5 acres in size for single family development, or 2 acres in size for multiple family development; and

5. The site has City sewer, water, and drainage services, or is within proposed or existing assessment district for these services; and the services provided are capable of serving the proposed development to the satisfaction of the Public Works Director.

Fee Waiver Denied by: _____ Date: _____

Fee Waiver Approved by: PHIL REED Date: 1/16/03

WD No: _____

Certification of Compliance School District Development Fees

PART 1 To be completed by APPLICANT

Owner's Name & Address Anatoliy Grymaylo
 Project Address 116 Arcade Blvd.
 Parcel Number _____ Lot No. _____
 Subdivision Name _____ Number of Units _____
 Applicant's Signature & Title [Signature] (Agent)
 Date 1-6-04 Phone No. 916-641-5564

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

PART 2 To be completed by BUILDING DEPARTMENT

Plan Identification Number 0318981 Building Type (CHECK ONE)
 Square Feet of Chargeable Building Area 1521 Residential
 Signature [Signature] Apartment/Condominium
 Title BE III Commercial/Industrial
 Date 12-30-03

PART 3 To be completed by SCHOOL DISTRICTS

Grant Joint Union High School District	
District Certification No.	<u>04-1044</u>
EXEMPT _____	
Comments	
RESIDENTIAL / APARTMENT / CONDOMINIUM	
<u>1521</u> Sq.Ft. x \$ <u>2.14</u> = \$ <u>3254.94</u>	
COMMERCIAL / INDUSTRIAL	
_____ Sq.Ft. x \$ _____ = \$ _____	
OTHER FEE: TYPE _____	
_____ Sq.Ft. x \$ _____ = \$ _____	
TOTAL FEES COLLECTED	= \$ <u>3,254.94</u>

Robla Elementary School District	
District Certification No.	_____
EXEMPT _____	
Comments	
RESIDENTIAL / APARTMENT / CONDOMINIUM	
_____ Sq.Ft. x \$ _____ = \$ _____	
COMMERCIAL / INDUSTRIAL	
_____ Sq.Ft. x \$ _____ = \$ _____	
OTHER FEE: TYPE _____	
_____ Sq.Ft. x \$ _____ = \$ _____	
TOTAL FEES COLLECTED	= \$ _____

This Certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.
 As the authorized school district official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

GRANT Authorized School District Official	ROBLA
Signature <u>[Signature]</u>	Signature _____
Title _____	Title _____
Date <u>1/6/04</u>	Date _____

Original: Grant Joint Union High School District/
 Robla Elementary School District
 1st Copy: Building Department
 2nd Copy: Applicant

GJUHSD: Facilities Planning and Construction Department
 Certificate of Compliance Form (rev. 10/02) bep

INSTALLATION CARD
Diamond Wall One Coat System
Omega Products International, Inc.

Project Address
116 ARCADE BLV.
SACRAMENTO CA
95815

ICBO Evaluation Service, Inc.
Report ER-4004

Date Completed 5-1-04

Plastering Contractor
Name: Olenka Builders
Address: 1400 Bell Ave Sacramento CA 95833
Telephone No. (916) 641-5564

Approved contractor number as issued by Omega Products Int'l, Inc. _____

This is to certify that the exterior coating system on the building exterior at the above address has been installed in accordance with the evaluation report and the manufacturer's instructions.

[Signature] 5-1-04
Signature of authorized representative of Date
plastering contractor

This installation card must be presented to the building inspector after completion of work and before final inspection.

FIGURE 3

DECLARATION
Diamond Wall P
Omega Products International, Inc.
282 S. Anita Dr.
Orange, CA 92868
Phone: (714) 935-0900 Fax: (714) 935-0800

Project Address: 116 ARCADE BLV Date: 5-01-04
SACRAMENTO
CA 95815

The Field batching and mixing of all components of the exterior wall coating at the address noted above have been continuously inspected. The field batching and mixing have been found to comply with current Evaluation Report ER-4004 and approved plans.

Authorized Inspector's Signature: [Signature]
Authorized Inspector's Name (print): Leonid Melnychuk
Employer's Name: Olenka Builders
Employer's Address: 1400 Bell Ave
Sacramento CA 95833
Telephone Number: (916) 641-5564 Fax Number: ()

*This is to certify that the above noted inspector, approved by Omega Products International, Inc., was authorized to inspect the project so noted and was trained to properly discharge his duties.

Omega Officer Signature: [Signature]
Signer's Name (print): Leonid Melnychuk
Date: 05-01-04

*Signature required only if inspector is not an employee of Omega Products International, Inc.

FIGURE 4

CERTIFICATION OF INSULATION

ADDRESS OR TRACT OLENKA BUILDERS 116 ARCADE BVD. Sacramento CA 95815	SACRAMENTO BUILDING PRODUCTS <input type="checkbox"/> P.O. BOX 854, WEST SACRAMENTO, CA 95691 LIC. #202026 <input type="checkbox"/> 1309 MELODY ROAD, MARYSVILLE, CA 95901 LIC. #202026 <input type="checkbox"/> P.O. BOX 9651, FRESNO, CA 93793-9651 LIC. #202026 <input type="checkbox"/> P.O. BOX 1631, RENO, NV 89505 LIC. #10675 <input type="checkbox"/> 3326 A PONDEROSA WAY, LAS VEGAS, NV 89118 LIC. #10675 DATE INSULATION COMPLETED 01/01/04
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WALLS			CEILING			FLOORS		
SQUARE FEET			SQUARE FEET			SQUARE FEET		
TYPE OF INSULATION			TYPE OF INSULATION			TYPE OF INSULATION		
MATERIAL FIBERGLASS			MATERIAL FIBERGLASS			MATERIAL FIBERGLASS		
FORM BATTS			FORM BATTS & BLOW			FORM BATTS		
MANUFACTURER'S PRODUCT I.D.			MANUFACTURER'S PRODUCT I.D.			MANUFACTURER'S PRODUCT I.D.		
MANUFACTURER			MANUFACTURER			MANUFACTURER		
CT	OC	JM	CT	OC	JM	CT	OC	JM
BAGS			BAGS			BAGS		
R-VALUE INSTALLED	APPLIED THICKNESS	R-VALUE INSTALLED	APPLIED THICKNESS	MIN. INSTALLED WEIGHT PER SQUARE FOOT	R-VALUE INSTALLED	APPLIED THICKNESS	R-VALUE INSTALLED	APPLIED THICKNESS
3	1 1/2	3 1/2	3 1/2	12				
	3 1/2		3 1/2	14 3/4				
KNEE WALLS IF R-VALUE IS OTHER THAN WALLS ABOVE								
MATERIAL FIBERGLASS			FORM BATTS			MANUFACTURER		
			R-VALUE			CT OC JM		
AIR INfiltration SEALANT								
MATERIAL						MANUFACTURER		
Foam						HILTI		
						HANDY FOAM		
THIS IS TO CERTIFY THAT INSULATION AND/OR SEALANT HAS BEEN INSTALLED IN CONFORMANCE WITH APPLICABLE CODES, MATERIAL STANDARDS AND REGULATIONS.								
SIGNATURE — INSULATION CONTRACTOR J.C.				TITLE MANAGER		DATE 01/01/04		
SIGNATURE — GENERAL CONTRACTOR				TITLE		DATE		
REMARKS								