

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0402618

Insp Area: 4

Thos Bros: 278A3

Site Address: 1612 ROANOKE AV SAC

Parcel No: 251-0124-002

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

OWNER

MYSIN NIKOLAY
733 WATER STREET
WEST SACRAMENTO, CA 95605

ARCHITECT

Nature of Work: NSF 1509 SF W/ Garage 411 sf & porch 115 sf

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);

IM 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.)

IM 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 03-25-04 Owner Signature *Liana Mysin (Nikolay Mysin)*

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 X 03-25-04 Applicant/Agent Signature *Liana Mysin (Nikolay Mysin)*

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 X 03-25-04 Applicant Signature *Liana Mysin (Nikolay Mysin)*

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.

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 1612 Roanoke Ave A.P.N. 251 128 022 000

Applicant Information

Name ~~733 Water St~~
Address Nikolay Myslin
733 Water St. Unit 500
Phone 777-7373

Project Information (Check One)

Single Family Dwelling Y
Duplex Y
Triplex Y
Deep Lot Development Y

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
- How much fill? _____ Yards
Depth Y* N
Depth Y* N
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 Nikolay Myslin Title Owner
Signature [Signature] Date 3-8-04
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: [Signature] Date: 3-8-04
Building permit #: 0402618

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

MICROFILM THIS DOCUMENT

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 1612 Roanoke Ave	APN: 251-0124-002
DRPB AREA / PUD / SPD: Del Paso Heights	ZONING: R-1
EXISTING LAND USE: Vacant	
PROPOSED USE: New construction RSF	
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 DR XX PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<input checked="" type="checkbox"/>	Application(s) IN PROGRESS: DR04-028 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 type="checkbox"/>	Application(s) COMPLETED: 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 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 area = 6240 (Metroscan). Proposed lot coverage = 1920 = 105 (porch) = 2025. 2025 / 6240 = 32 % total lot coverage. Meets all setback and lot coverage requirements. STILL NEEDS DR REVIEW AND APPROVAL AND CONDITIONS OF APPROVAL TO BE ATTACHED. Customer wanted to begin building permit process. Approved setbacks/lot coverage while still in DR process.	
DATE: 01/29/04 (2-4-04)	BY: Bonnie Surgeon (S UR GEON)



**CITY OF SACRAMENTO
CALIFORNIA**

PLANNING AND
BUILDING DEPARTMENT

PHONE 916-808-5381

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

FAX 916-808-5543

STAFF LEVEL PROJECT REVIEW

DR Number:	DR04-028	Applicant/Owner:	Nikolay Mysin
Address:	1612 Roanoke Ave.	Date Filed:	Jan. 29, 2004
Description:	New Single Family Residence	Date Approved:	Feb. 26, 2004
Staff Contact:	Kelly Lankford, 808-8289	APN:	251-0124-002

STAFF ACTION AND CONDITIONS OF APPROVAL:

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

1. All windows visible from the street shall be gridded, single/double-hung vinyl windows with wide frames (1"min.) and decorative trim and sills.
2. Front entry door and garage door shall have a raised panel design.
3. Provide stucco siding (sand or smooth finish) at all four sides of house per approved drawings.
4. Provide stucco columns with built out decorative bases as indicated on approved drawings.
5. Provide stucco arches at the front porch as indicated on the approved plans.
6. Provide shutters at front windows as indicated on approved drawings.
7. Provide 6' high wood fence at sides and rear.
8. All woodwork shall be smooth finish. No rough sawn.
9. Front yard landscaping (including lawn, shrubs, and a minimum of one tree) and automatic irrigation shall be provided.
10. Roofing shall be a minimum 30-year laminated dimensional composition shingle.
11. Ogee gutters and downspouts shall be provided.
12. Provide decorative light fixtures as indicated on drawings.
13. Provide decorative gable vents with trim where indicated on the approved plans.
14. No roof-mounted mechanical equipment is allowed.
15. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes.
16. No building permit shall be issued until the expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
17. The applicant and the owners of all properties adjoining the subject property have the right to appeal this decision to the Design Review and Preservation Board. Appeals must be filed within 10 days of the staff action.

Kelly Lankford
Design Review Planner

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 1612 Roanoke ave A.P.N. 251-0124-022-0000

Applicant Information

Name ~~733 Water St.~~
Address Nikolay Mysia
733 Water St. West Sac-to
Phone 997-7373

Project Information (Check One)

Single Family Dwelling X
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 _____
- How much fill? _____ Yards _____ Depth _____
- 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 Nikolay Mysia Title Owner

Signature [Signature] Date 3-8-04

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: [Signature] Date: 3-12-04
- Building permit #: 0402618

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

Certification of Compliance School District Development Fees

PART 1 To be completed by APPLICANT

Owner's Name & Address Nikolay Mysin 733 Water St. W. Sac-to, CA 95605
 Project Address 1612 Roanoke Av.
 Parcel Number 251-0124-002 Lot No. _____
 Subdivision Name _____ Number of Units ONE
 Applicant's Signature & Title Irina Mysin (Nikolay Mysin)
 Date 03-24-04 Phone No. (916) 997-7373

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 0402618 Building Type (CHECK ONE)
 Residential
 Apartment/Condominium
 Commercial/Industrial
 Square Feet of Chargeable Building Area 1508^{sq}
 Signature Carol Boyd
 Title P. E. III Date 3/4/04

PART 3 To be completed by SCHOOL DISTRICTS

Grant Joint Union High School District

District Certification No. _____

EXEMPT _____

Comments N.S.

RESIDENTIAL / APARTMENT / CONDOMINIUM

508 Sq.Ft. x \$ 2.14 = \$ 1,087.12

COMMERCIAL / INDUSTRIAL

_____ Sq.Ft. x \$ _____ = \$ _____

OTHER FEE: TYPE _____

_____ Sq.Ft. x \$ _____ = \$ _____

TOTAL FEES COLLECTED = \$ 1,087.12

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 _____

Title Secretary

Date 3/24/04

Signature _____

Title _____

Date _____

Original: Grant Joint Union High School District/
Robla Elementary School District

1st Copy: Building Department

2nd Copy: Applicant

62221 Claremont Road
Carmichael, CA 95608
Tel. (916) 488-7654
Fax (916) 483-0171

Structural Systems

May 7, 2004

Nikolay Mysin
733 Water Street
West Sacramento, CA 95605

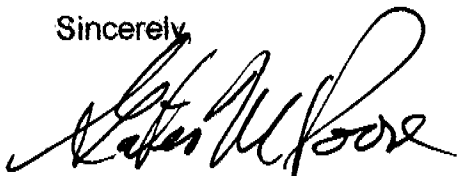
Re: 1612 Roanoke Ave.
Sacramento, CA 95838
Building Inspection Correction Notice

Dear Mr. Mysin:

This is in response to your building inspector's Correction Notice dated 4/28/04. The question from the building inspector (Item #1 is about whether the 6 ft specified shear wall length on the west side front corner is acceptable if shortened to 5 ft. long.) I checked the calculations based with the wall shortened to 5 ft and found that the shear stress increased to 192 plf from 182. Also the hold down force required increased to 1620 #.

Since the capacity of the A Type shear walls is 260 plf and the hold down Type 5 capacity is 2030 lbs. the structural capacities are still in an acceptable range, the minimal change does not create an overloading condition and may be utilized for this project..

Sincerely,



Gates M. Poore P.E.



Engineered designs yield the best structures.