

**CITY OF SACRAMENTO**

**1231 I Street, Sacramento, CA 95814**

**Permit No: 0317449**

**Insp Area: 3**  
**Thos Bros: 318 C2**

**Site Address: 4216 77TH ST SAC**  
**Parcel No: 021-0192-004**

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

**CONTRACTOR**

**OWNER**  
FOMIN NIKOLAY  
4224 77TH ST  
SACRAMENTO CA 95820

**ARCHITECT**

**Nature of Work: NSFR 1713 sqft w/ Garage 407 sqft 85 sqft porch**

**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.)

*YNE* 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).

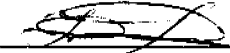
I am exempt under Sec. \_\_\_\_\_ B & PC for this reason: \_\_\_\_\_

*Y* Date 4/28/04 Owner Signature 

**PAID**  
**CITY OF SACRAMENTO**  
**APR 28 2004**

**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.

*Y* Date 4/28/04 Applicant/Agent 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 \_\_\_\_\_ Applicant 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.**

City of Sacramento Planning Division  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: 4216 77 <sup>th</sup> Street	APN: 021-0192-004
DRPB AREA / PUD / SPD: City Wide	ZONING: R-1
EXISTING LAND USE: Vacant residential	
PROPOSED USE: New Single Family Resident Unit	
<b>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</b>	
<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 submitted <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	Application(s) IN PROGRESS: ER03-188 submitted 8/29/03 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: ER03-188 approved 9/16/03 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 10808 sq ft. Proposed SFR unit is 1713 sq ft. All setbacks have been met and proposed lot coverage is below 30%. Roof pitch is 5/12. The garage is at 54% of street facing width, cause for some staff review/modification required.  Lot coverage = $37 \times 60 = 2220 + 85 = 2305 / 10808 = 21 \%$	
DATE: 8/29/2003 (confirmed 11/07/03)	BY: Bonnie Surgeon (Phil Reed) 

OFFICE COPY

All Group U occupancies attached to Group R, Division 3 occupancies shall be separated by materials approved for one-hour fire-resistant construction. The separation may be limited to the garage side only and requires a self-closing, tight fitting solid wood door 1 3/8 inches in thickness or a self-closing, tight fitting door having a fire protection rating of not less than 20 minutes. 2001 CBC, Section 302.4, Exception 3.

B-4

Emergency escape and rescue. Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public way, yard, or exit court. Escape or rescue windows shall have a minimum net clear operable area of 5.7 square feet / 821 SQ. inches. The minimum net clear operable height dimension shall be 24 inches. The minimum net clear operable width dimension shall be 20 inches. Emergency escape or rescue windows shall have a finished sill height not more than 44 inches above the floor. 2001 CBC, Section 310.4.

B-3

When alteration, repairs, or additions having a value in excess of \$1,000 are made, provide an approved smoke detector to protect existing sleeping rooms. The detector may be battery operated as per 2001 CBC, Section 310.9.1.2. Exception: Repairs to the exterior surfaces of a Group R occupancy are exempt from the requirements of this section.

B-2

Smoke detector location within dwelling units. In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on the upper level except that, when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. In new construction, required smoke detectors shall receive their primary power from a commercial source and have a battery back up. 2001 CBC, Section 310.9.1.

B-1

BUILDING CODE REQUIREMENTS

I have read and will comply with the items in this document and as marked on the plans. Signature of:  Owner  Authorized Agent  Contractor  Architect/Engineer Date 4/28/04

These sheets, when attached to a set of plans, become part of those plans and must remain attached thereto. The approval of this plan and the specifications shall not be held to permit or approve the violation of any City ordinance or State or Federal law. (Note: Authorized agent must provide a letter from Owner verifying Authorization.) (The code requirements circled do not limit the code requirements for this project.)

PROJECT DESCRIPTION DATE NO. PERMIT

RESIDENTIAL PLAN REVIEW 2001 CBC Adopted Codes Effective November 1st, 2002

CITY OF SACRAMENTO BUILDING INSPECTION DIVISION PERMIT OFFICES Downtown (916) 264-7619 1231 I St., Rm. 200, Sacramento 95814 Nat'lmas Center (916) 808-2534 2101 Arena Blvd Suite 200, Sacramento 95814 South Center (916) 000-0000 0000 Pocket Rd. Sacramento 95624 http://www.sacto.org



# S R C S D

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

DECEMBER 19, 2003

TO: **WHOM IT MAY CONCERN**

FROM: **PERMIT SERVICES UNIT**  
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: **SEWER FACILITY IMPACT FEES**      APN: **021-0192-004**

The above Assessor's Parcel is not within the service area of County Sanitation District-1. Fees for Sacramento Regional County Sanitation District will be collected by the City of Sacramento.

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If you have any further questions, feel free to contact the Permit Services Unit at 876-6100.

*Fees are subject to adjustment if the data supplied is changed.*

***[www.srcsd.com](http://www.srcsd.com) / [www.csd-1.com](http://www.csd-1.com)***

e-mail: [rossd@SacCounty.NET](mailto:rossd@SacCounty.NET)



CITY OF SACRAMENTO  
CALIFORNIA

PLANNING AND  
BUILDING DEPARTMENT  
PLANNING DIVISION

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

**WATER DEVELOPMENT FEE WAIVER**

Applicant: 14216 77<sup>th</sup> Street Phone: (916) 804-8405  
Property Address: Nikolay Fomin  
APN: 021-0192-004 Zoning: RI No. of Units: one

This project qualifies for the fee 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. *(in a developed neighborhood)*

Fee Waiver Denied by: \_\_\_\_\_

Date: \_\_\_\_\_

Fee Waiver Approved by: *Ponica May*

Date: 1-16-2004

WD No: \_\_\_\_\_



**CITY OF SACRAMENTO  
CALIFORNIA**

PLANNING AND  
BUILDING DEPARTMENT

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

PHONE 916-808-5381

FAX 916-808-5543

**STAFF LEVEL PROJECT REVIEW**

DR Number: ER03-188  
Address: 4216 77<sup>th</sup> Street  
Description: New SFR  
Staff Contact: Heather Forest, 264-8289

Applicant/Owner: Atnilov, Zaur  
Date Filed: August 29, 2003  
Date Approved: Sept. 16, 2003  
APN: 021-0192-004

**STAFF ACTION AND CONDITIONS OF APPROVAL:**

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

1. Windows at front shall be single-hung, with decorative trim and sill.
2. Provide 6' high wood fence at sides and rear.
3. All woodwork shall be smooth finish. No rough sawn.
4. Front yard landscaping (including lawn, shrubs, and a minimum of one tree) and automatic irrigation shall be provided.
5. Roofing shall be a minimum 30-year laminated dimensional composition shingle.
6. Gutters and downspouts shall be provided.
7. Provide decorative light fixtures as indicated on drawings.
8. No roof-mounted mechanical equipment is allowed.
9. 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.
10. 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.
11. 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.

**Heather Forest**  
Design Review

**Certification of Compliance**  
School District Development

**Part I--To be completed by the APPLICANT**

Owner's Name/Address N. 1st  
Project Address 4216 77th ST  
Parcel Number 021.0192.004 Lot No. 11411  
Subdivision Name N/A No. of Units 1  
Applicant's Signature \_\_\_\_\_ Title owner  
Phone No. \_\_\_\_\_ Date 4/27/04

**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 II--To be completed by the BUILDING DEPARTMENT**

Plan Identification Number 0317449  
Building Type (check one)  Residential  Apartment/Condominium  Commercial/Industrial  
Square Feet of Chargeable Building Area 1713  
Signature/Title [Signature] BLDG TECH Date 4/27/04

**Part III--To be completed by the SCHOOL DISTRICT**

School District 125 Certificate No. 2059-1203  
 Exempt Comments \_\_\_\_\_  
Residential/Apartment/etc. 1713 Square ft. x \$ 11 = \$ \_\_\_\_\_  
Commercial/Industrial \_\_\_\_\_ Square 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 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.*

Signature [Signature] Date 4/27/04

*White & Canary - School District • Pink - Building Department • Goldenrod - Applicant*