

EXPANDED NORTH AREA DESIGN REVIEW DISTRICT
CITY OF SACRAMENTO
DESIGN REVIEW / PRESERVATION BOARD
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 in the Expanded North Area subject to staff level Design Review. The action of staff is ministerial and must comply with the Minimum Standards for approval.

Project Address: 3603 RANCHO VISTA WAY SAC, CA 95834

Assessor's Parcel Number: 250-0410-102

Applicant Name: DIONISIO ESTRADA

Mailing Address: 3603 RANCHO VISTA WAY SAC, CA 95834

Phone number: (916) 923-1199

Owner Name: DIONISIO ESTRADA

Mailing Address: _____

Phone Number: _____

Parcel Dimensions: _____

Parcel Zoning: R-1A-PUD Existing Use: _____

No. of units: 1 No. of stories: 2 Square footage of unit(s): 1419

Statement Of Work Proposed: Stucco front of existing

RSF. FRONT IS ONLY PORTION W T-III SIDING

REROOF. REPLACE EXISTING T-III GARAGE DOOR

Design Review Number: EROS-177 Date Received Stamp: 8-9-05

EXPANDED NORTH
SUNSET MEADOWS PUD

EXPANDED NORTH AREA DESIGN REVIEW MINIMUM STANDARDS
1 and 2 Family Residential Construction

FORM B

I. Site Design Standards

A. **Setbacks:** Additions shall be placed on the site to generally align with adjacent and surrounding structures. Provide photos and drawings to indicate compliance.

Check one:

- N/A
1. Front yard setback is the average of the two adjacent structures.
 2. Front yard setback does not vary more than 5'-0" from adjacent and surrounding structures.
 3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.
 4. Front yard setback not impacted by proposed addition or remodel.

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

Check one:

- N/A
1. Front and street side yard landscaping provided including: shade tree(s), lawn, and sprinkler system for irrigation.
 2. Existing landscaping consisting of lawn and tree(s) to remain.

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:

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

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AUG 09 2005
COURT HOUSE
CENTER

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

Check one:

- N/A
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 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:

- N/A
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 concrete block, brick, or plaster finished wall provided (max. 3'-0' high").

Existing fencing

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1. Existing fence to remain and shall be repaired as needed.

II. Building Design Standards

A. **Building Height/Roof Forms and Pitch:** Roof forms of the proposed addition shall match the existing structure and be similar to adjacent and surrounding structures. Provide photos and drawings to indicate compliance.

Check one:

- N/A
1. Height of addition compliments existing structure and is similar to surrounding structures.
 2. Roof forms and pitch of the proposed addition match the existing structure and are similar to adjacent and surrounding structures.

CITY OF SACRAMENTO DESIGN REVIEW	
PROJECT NO:	EROS-177
APPROVED BY:	S. Sungen
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Roofing

Check one:

[Handwritten mark]

- 1. Laminated dimensional composition shingles (30 yr. min.) with heavy ridge caps provided.
- 2. Concrete or tile roofing provided.
- 3. Wood shake or shingle roofing provided.
- 4. Addition proposed with roofing to match existing.

Gutters/Downspouts (Required if matches existing)

Check one:

[Handwritten mark]

- 1. Painted or prefinished gutters/downspouts shall be provided to match existing.
- 2. No gutters or downspouts proposed (none on existing structure).

G. Doors/Windows: New doors and windows shall match types and trim styles of the existing structure. Windows proposed at street facing facades shall be decorative windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color.

Entry doors

Check one:

- 1. Exterior doors with raised panel design and decorative trim are provided.
- 2. Existing exterior doors to remain/no new doors proposed.

Garage doors

Check one:

- 1. Decorative sectional garage door with raised panel design and decorative trim provided.
- 2. Alternative garage door that provides raised panel design provided.
- 3. Existing door to remain and repaired as needed.

Windows

Check one:

[Handwritten mark]

- 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.
- 4. Existing windows to remain/no new windows proposed.
- 5. TRIM TO BE REPLACED AROUND WINDOWS

H. Mechanical Equipment: New mechanical equipment shall not be placed on the roof. It may be visible from any street view. Replacement of existing equipment may remain in the same location.

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.
- 3. Replacement of existing equipment in same location proposed.
- 4. Existing equipment to remain/no change proposed.

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INTER

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PROJECT NO:	ER 05-177
APPROVED BY:	<i>[Signature]</i>
APPROVAL DATE:	8-9-05