

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, July 25, 1995, the Zoning Administrator approved with conditions a special permit to allow a second residence on a deep lot for the project known as Z95-039. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

Request: Zoning Administrator Special Permit for Deep Lot Development to construct one additional single family detached unit for a total on two units on 0.34± vacant acres in the Standard Single Family, Executive Overlay-4 (R-1) {EA-4} zone.

Location: 6945 27th Street

Assessor's Parcel Number: 041-0044-023

Applicant: Tara and Sarjeet Singh, Jagindar & Suneela Singh Property Same as
7030 Carnation Way Owner: Applicant
Sacramento, CA 95822

General Plan Designation: Low Density Residential (4-15 du/na)
Airport Meadowview

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Single Family Residence

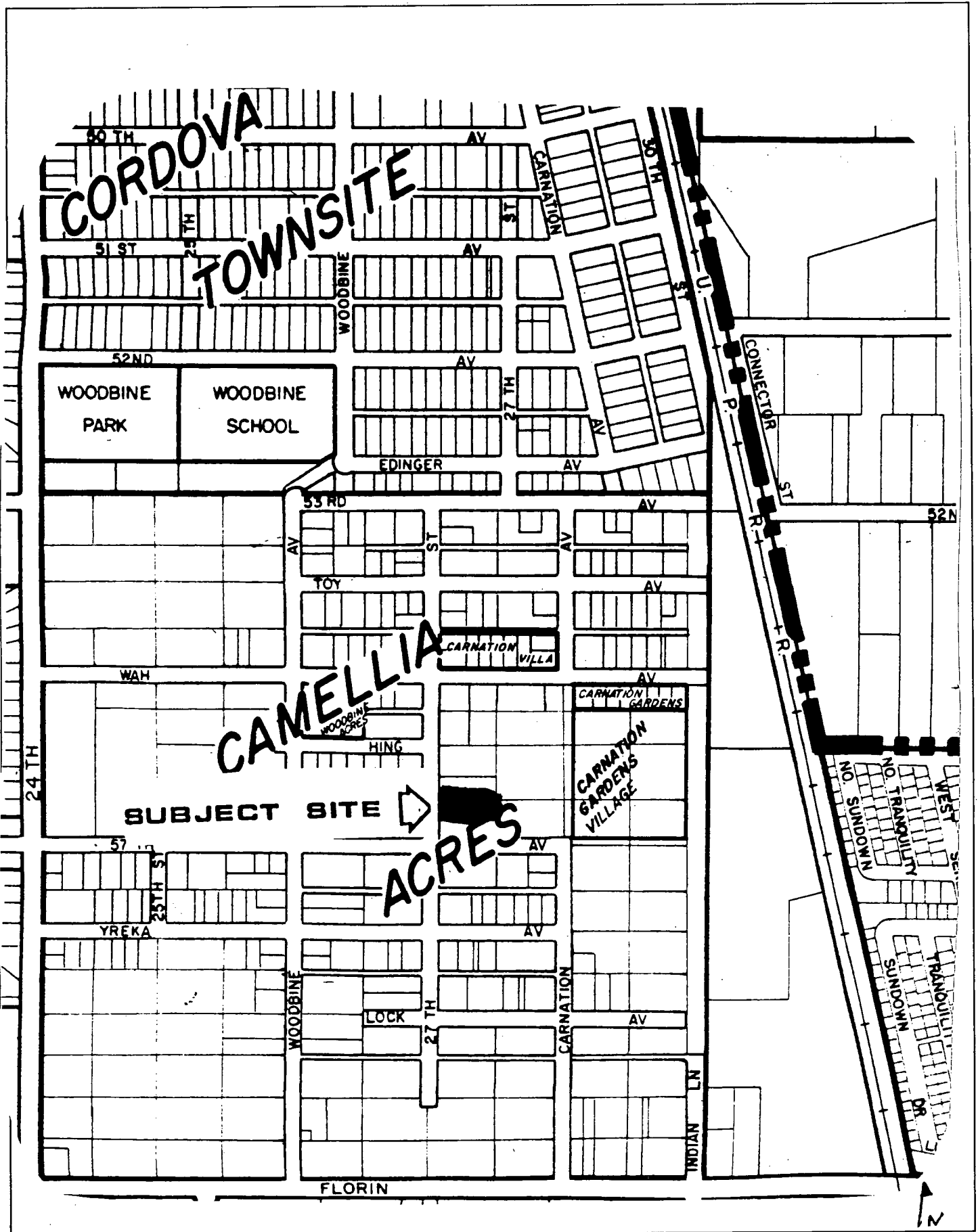
Existing Zoning of Site: Standard Single Family, R-1 {EA-4}

Surrounding Land Use and Zoning:	Setbacks	Required	Proposed
North: R-1; Single Family Residence	Front:	25'	35'
South: R-1; Single Family Residence	Side(N.):	5'	5'
East: R-1; Single Family Residence	Side(S.):	5'	7.5'
West: R-1; Single Family Residence	Rear:	15'	30'

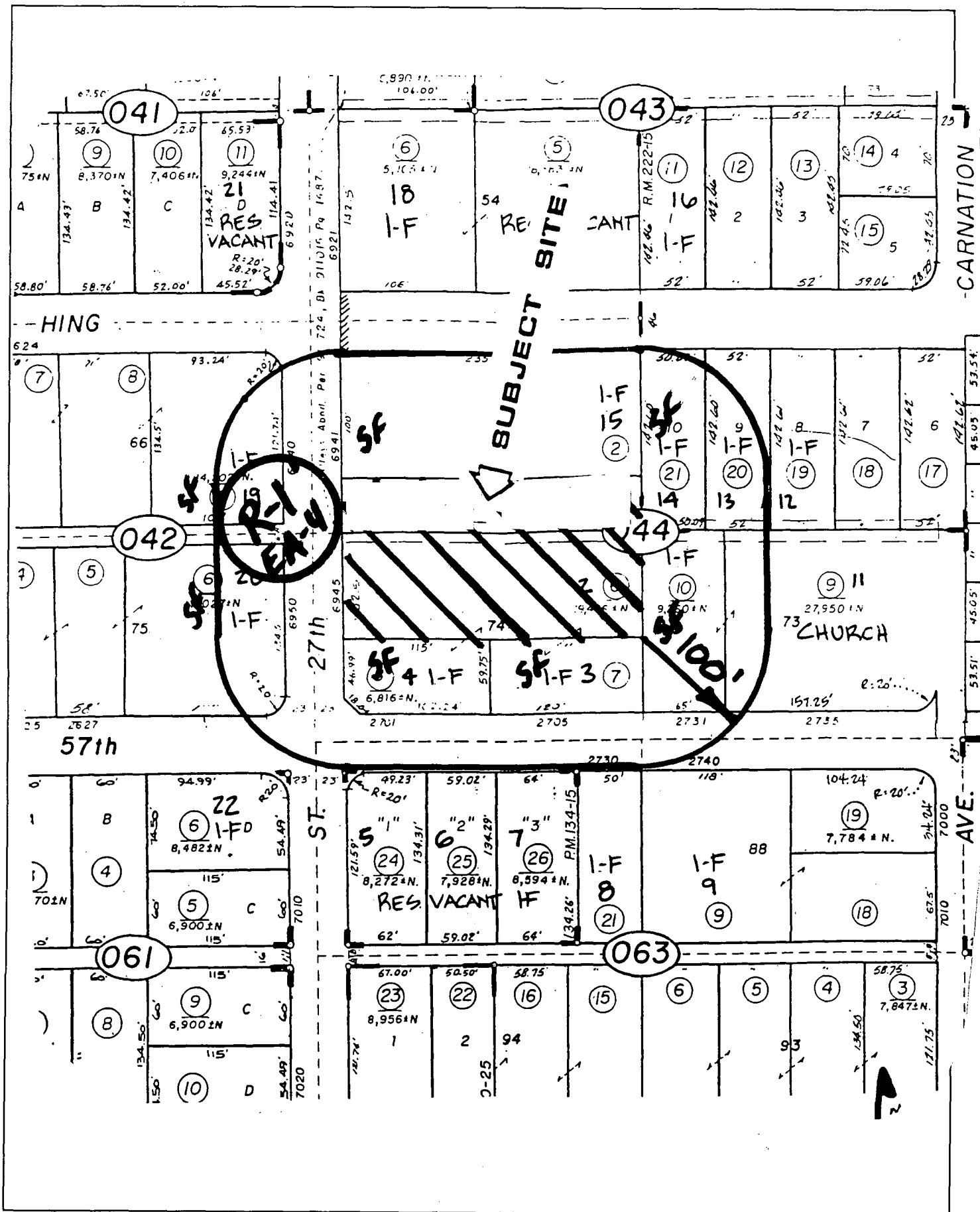
Property Dimensions: 62.75 feet x 235 feet

Property Area: 0.34± acres

Square Footage of Buildings: Existing House- 1,547 square feet



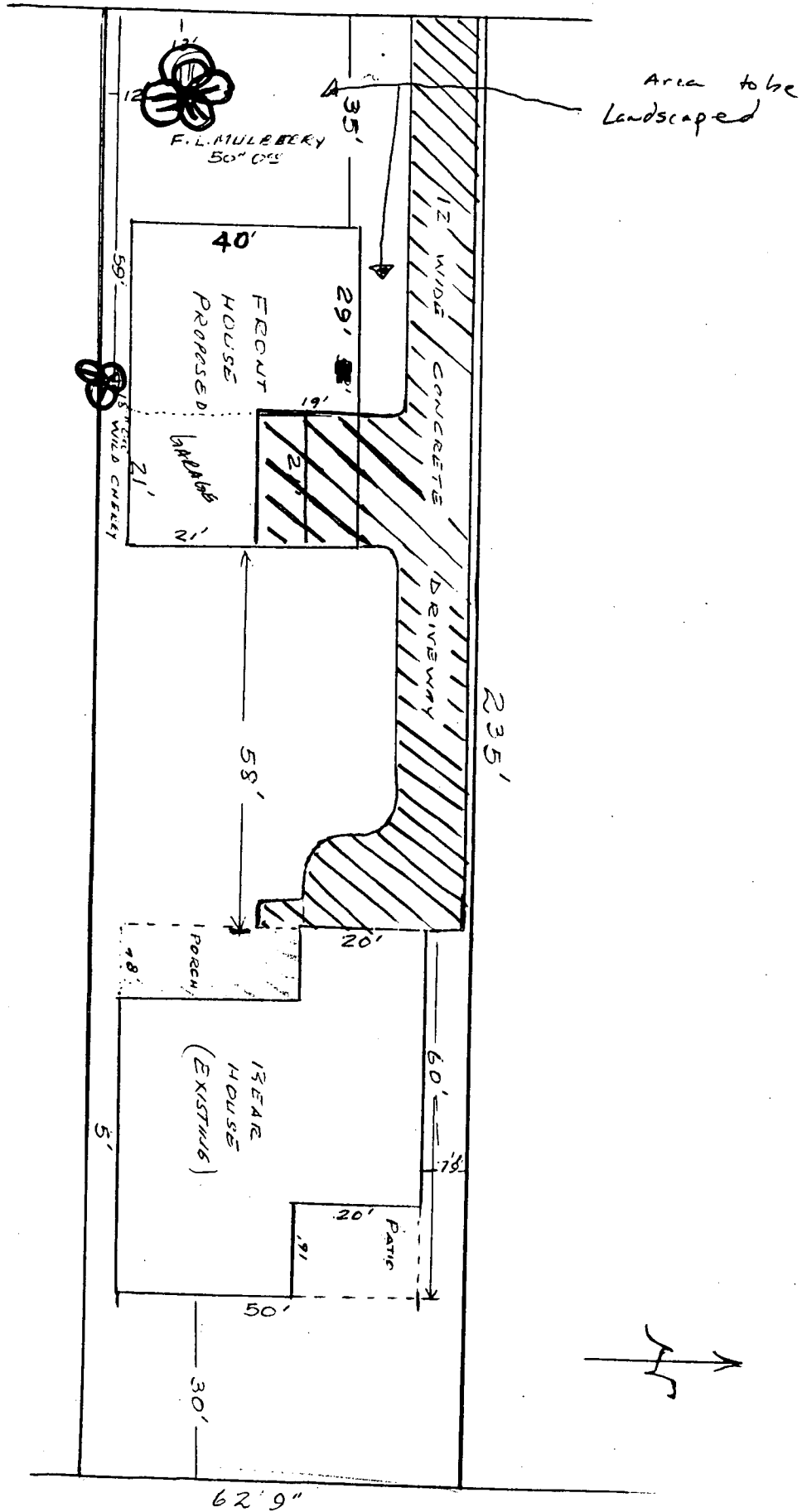
VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT - A

27TH STREET



PLAT PLAT
SCALE 1" = 20'

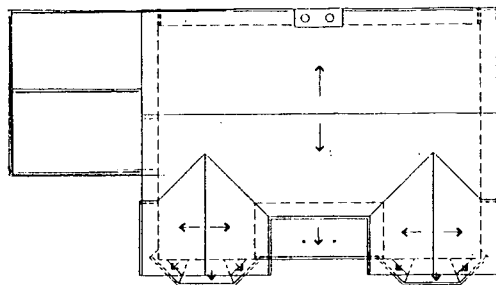
Z95 039

Z95-039

August 1
~~JULY 25, 1995~~

ITEM 1

295-039

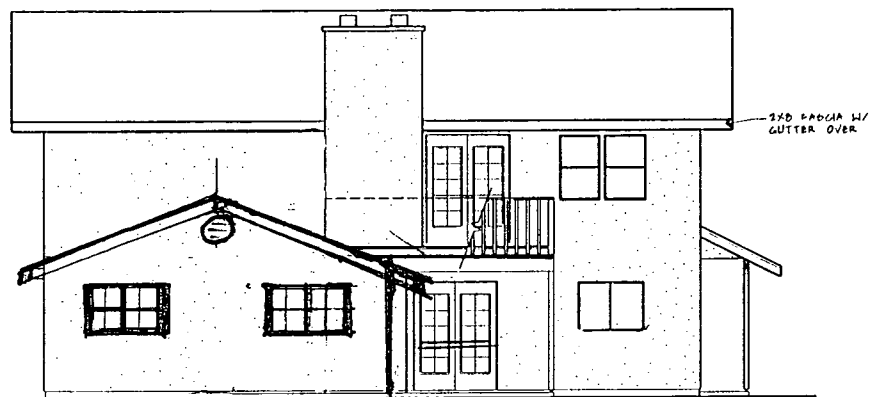


ROOF PLAN
SCALE: 1/8" = 1'-0"

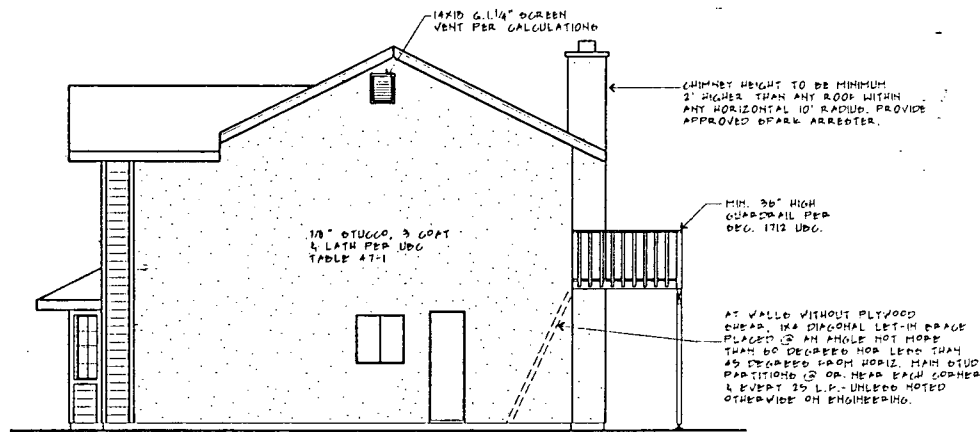
PROVIDE VENT:		
2	14"X10" GABLE VENT	= 3.50 SQ. FT. GABLE (TRAPEZOID)
4	5 1/4"X12" EAVE VENT	= 1.1 SQ. FT. (TRAPEZOID)
NOTE: NET VENTABLE AREA AT EAVE VENT - ADJUSTED VENT HALF BLOCKED BY INSULATION		
CALCULATION:		
1040	SQ. FT. / 300	= 3.47 SQ. FT. REQ.
50%	ABOVE EAVE	= 1.75 SQ. FT. REQ.
50%	AT EAVE	= 1.75 SQ. FT. REQ.



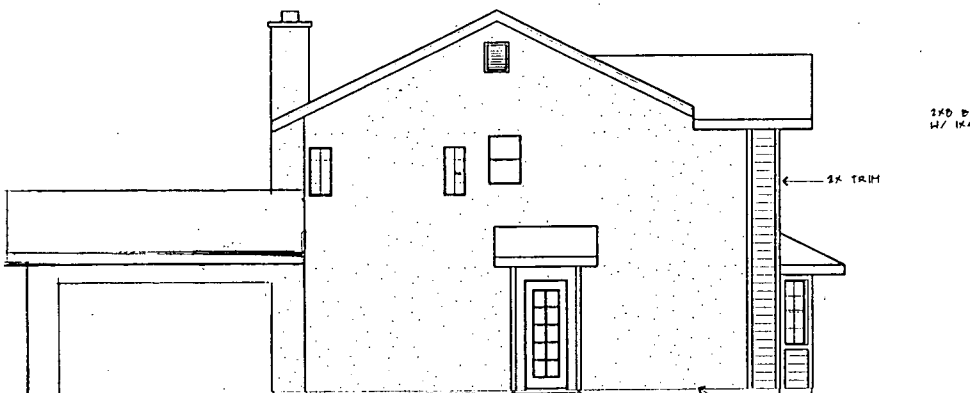
August 1
2007
25, 1995



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

PROVIDE G.I. SHEET SCREED FOR WALLS STUCCOED @ OR BELOW FOUNDATION PLATE LINE. MIN. 4" ABOVE GRADE.

2ND BARGE RAFTER 1/2" 1X4 TRIM OVER

HORIZ. LAP SIDING

10 YR. CLASSED "A" FIBERGLASS COMPOSITION SHINGLES STRUCTURAL ENGINEERING INCLUDED OPTIONAL TILE ROOF. REFER TO ENG. SHEET.

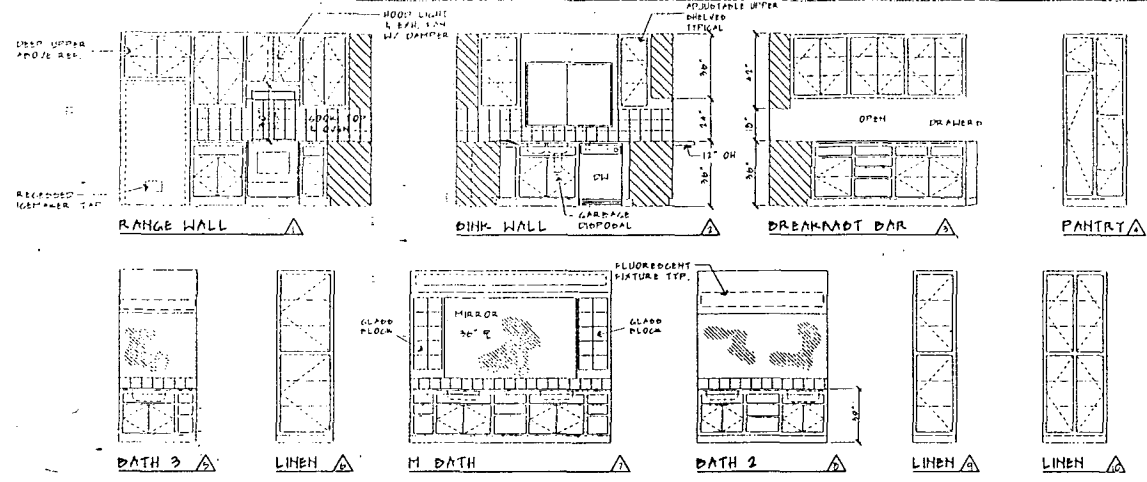
EXHIBIT - B

ITEM B

295-039

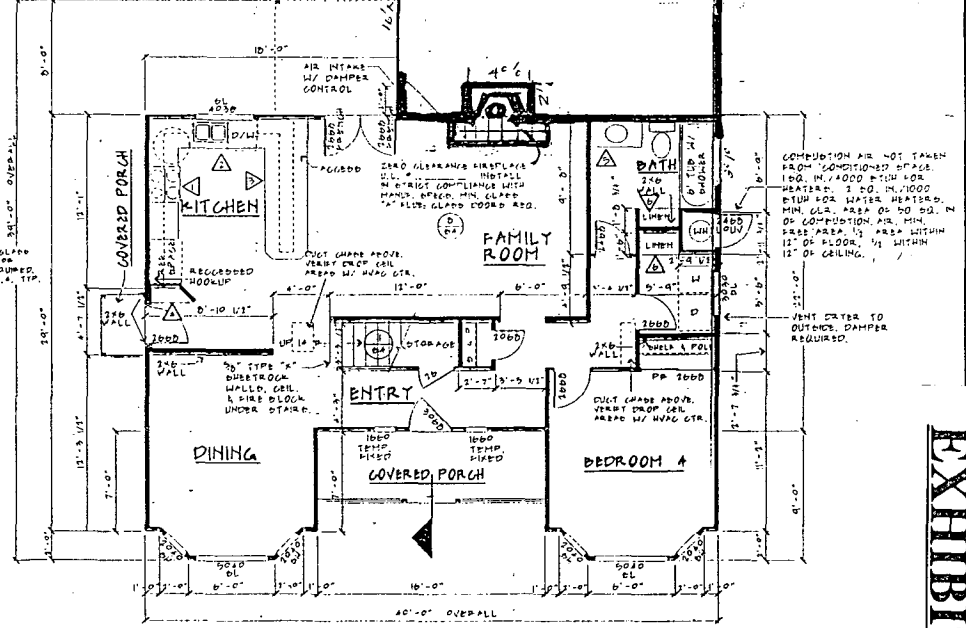
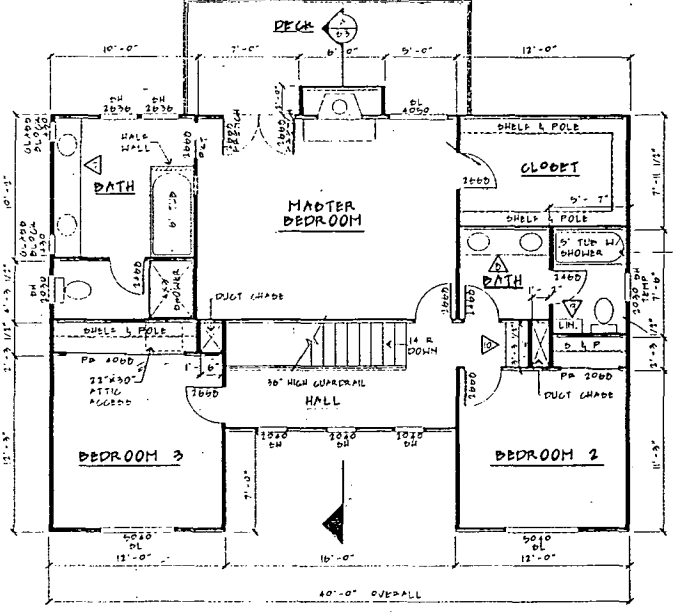
AUGUST 25, 1995

ITEM 2



- GENERAL NOTES:**
1. UNIMPOSED IN BREAKROOM MUST MEET EGRESS AND HAVE PROTECTIVE GLASSING IN EXIST. DOORS, WINDOWS & PARTITIONS. REQUIREMENTS: NET GLASS OPENING OF MIN. 5' 7" H. x 11' 8" W. HEIGHT, 30" WIDE MAX. 24" MIN. HEIGHT WINDOW AREA TO BE 10% OF ROOM FLOOR AREA, 1/2 OF WHICH IS OPENABLE. 1/4" TO 1/2" MIN. FOR PATIO & LAUNDRY ROOMS OR PROVIDE MECHANICAL MEANS OF VENTILATION.
 2. EXIST. GLASS REQUIREMENTS IN ALL UNIMPOSED SCREEN DOORS, PARTIAL SCREEN DOORS, 1/2" ABOVE FLOOR, GLASSING IN ALUMINUM & IRON FRAME, GLASSING GREEN 1/4" AND 1/2" EITHER VERT. EDGE OF DOOR & PARTIAL SCREEN DOORS 1/4" TO 1/2" ABOVE FLOOR, ETC. (AS SHOWN).
 3. GLASS (DOORS) TO BE PROVIDED WITH METAL GLASS PAN GASKET OR EQUAL, PROVIDE PROTECTIVE RETENTION DEVICE.
 4. SHOWERS & TUBS W/ SHOWERS, TUBS & SHOWER/STAIRS SHALL BE PROVIDED WITH 1/2" MIN. TO 1/2" MIN. H. HEIGHT ABOVE DRAIN. MIN. DIMENSION 50" MIN. AREA 102" D.I.L. FOR TUBS. 1/2" ENCLOSED OR CONTAIN AND DOOR TO SLICE OF BEING OUT. GLASS TEMP.
 5. WATER CLOSET SHALL HAVE A MAX. FLOODING CAPACITY OF 1/2 GALLONS. WATER CLOSET CODE.
 6. MECH. VENTILATION TO PROVIDE AIR CHANGED PER HOUR. WATER CLOSET ROOMS, LAUNDRY ROOMS AND DRILL ROOMS IF ASD. OPENABLE WINDOWS ARE NOT PROVIDED. SEE 110(10).
 7. MIN. 25" x 30" WATER TIGHT PROTECTIVE GLASSING W/ 1/2" MIN. HEIGHT ABOVE DRAIN & 1/2" MIN. AREA 102" D.I.L. FOR TUBS. 1/2" ENCLOSED OR CONTAIN AND DOOR TO SLICE OF BEING OUT. GLASS TEMP.

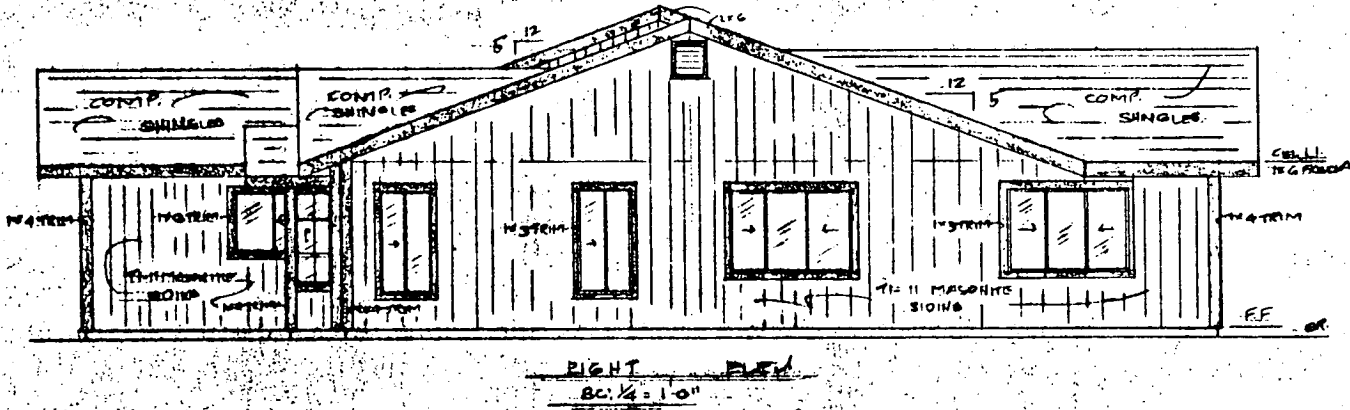
CABINET ELEVATIONS



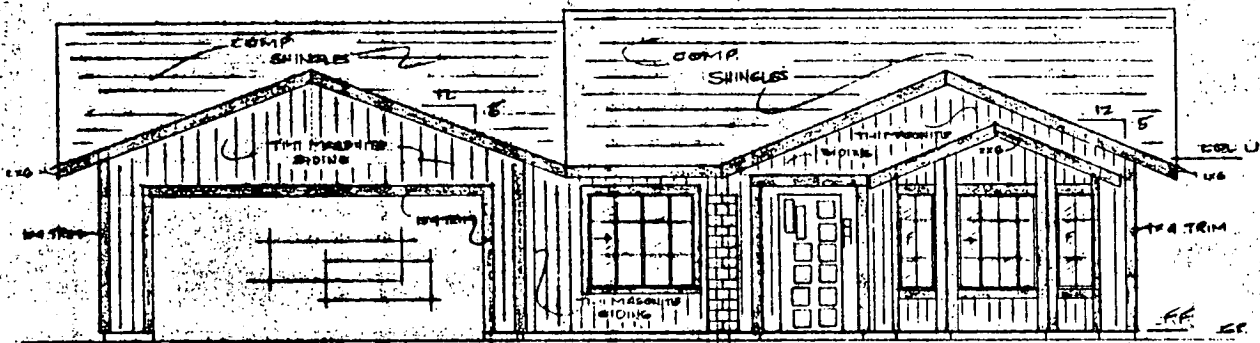
FRONT HOUSE

EXHIBIT - C

EXHIBIT - D



RIGHT ELEVATION
SC: 1/4" = 1'-0"



FRONT ELEVATION
SC: 1/4" = 1'-0"

ELEVATION

MASTER PLAN 1543 L

HOUSE



S.J. MARTIN & ASSOCIATES
DRAFTING & SERVICES
1400 Market Ave., # 400
Crestwood, CA 92028
PH: 619-252-2424

COLLEGE VIEW
SUBDIVISION

JUDE COUNTY, CA.

WORKING DRAWING
DWG. BY S.J. MARTIN
OK BY CK
DATE 10-22-89
REVISED

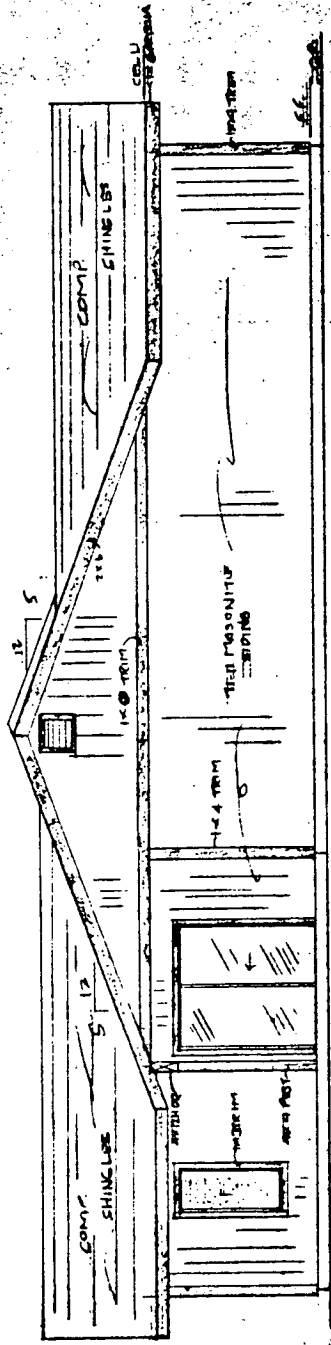
SHEET
OF 3
6

245-039

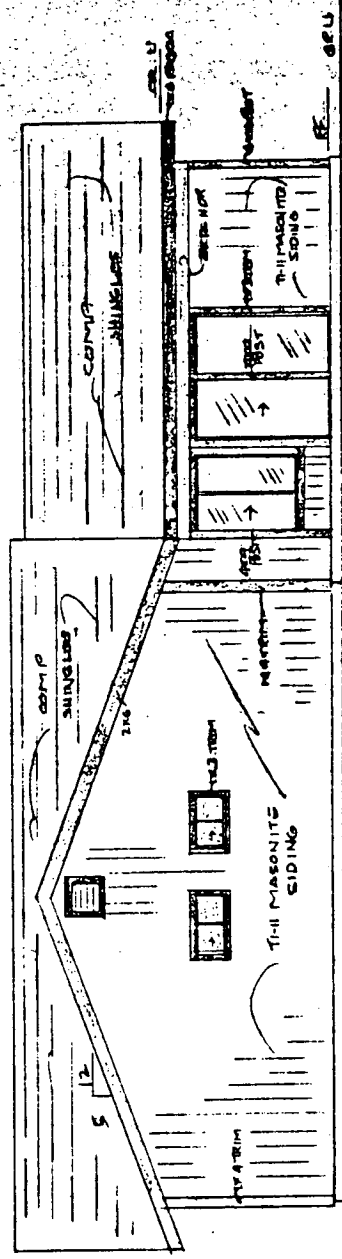
REAR HOUSE
JULY 25, 1995
AUGUST 1

ITEM 2

EXHIBIT - D



LEFT ELEV.
SCALE 1/4" = 1'-0"



REAR ELEV.
SCALE 1/4" = 1'-0"

(A) EL

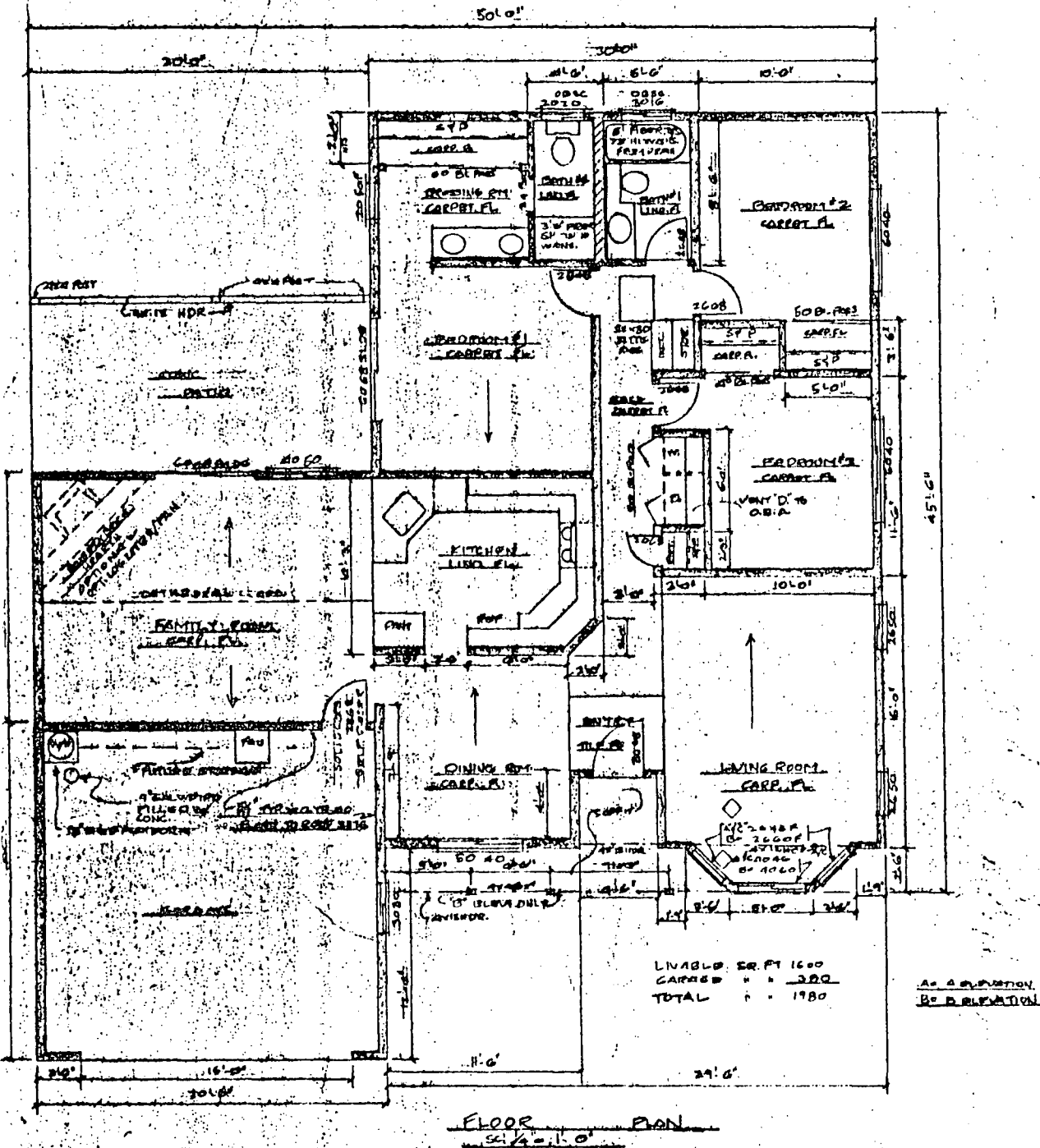
REAR H.
HOUSE

AUGUST 1
JULY 25, 1995

295-039

ITEM 2

EXHIBIT - E



MASTER PLAN 1543 L

S.I. MARTIN & ASSOCIATES
DRAFTING & SERVICES
1000 Westchester Ave., # 100
Covina, CA 91724
PH: 468-3028

COLLEGE VIEW
SUBDIVISION
TUPA COUNTY, CA.

ADD. NO. 890211
DWG. BY S.I. MARTIN
DATE: 10-2-89
REVISION:

SHEET
OF 1
DE
6