

CITY PLANNING COMMISSION

915 "I" STREET SACRAMENTO, CALIFORNIA 95814

APPLICANT	Abdy Tchere, 1918 28th St., Sacto 95816		
OWNER	R & N Matthews, E Perez, J. Vitlanveva, 1918 28th St Sacto 95816		
PLANS BY	Applicant		
FILING DATE	11-9-83	50 DAY CPC ACTION DATE	REPORT BY: JP
NEGATIVE DEC	Ex 15103a EIR	ASSESSOR'S PCL NO.	014-163-24

APPLICATION: ~~1. Environmental Determination~~
Special Permit for deep lot development (Sec. 9)

Location: 2951 44th St.

Proposal: The applicant is requesting the necessary entitlements to develop a second residential unit on a deep lot

Project Information:

1974 General Plan Designation: Residential
1963 Oak Park Community
Plan Designation: Light Density Residential

Existing Zoning of Site: R-1
Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:
North: Residential R-1
South: " "
East: Bar C-2
West: Residential R-1

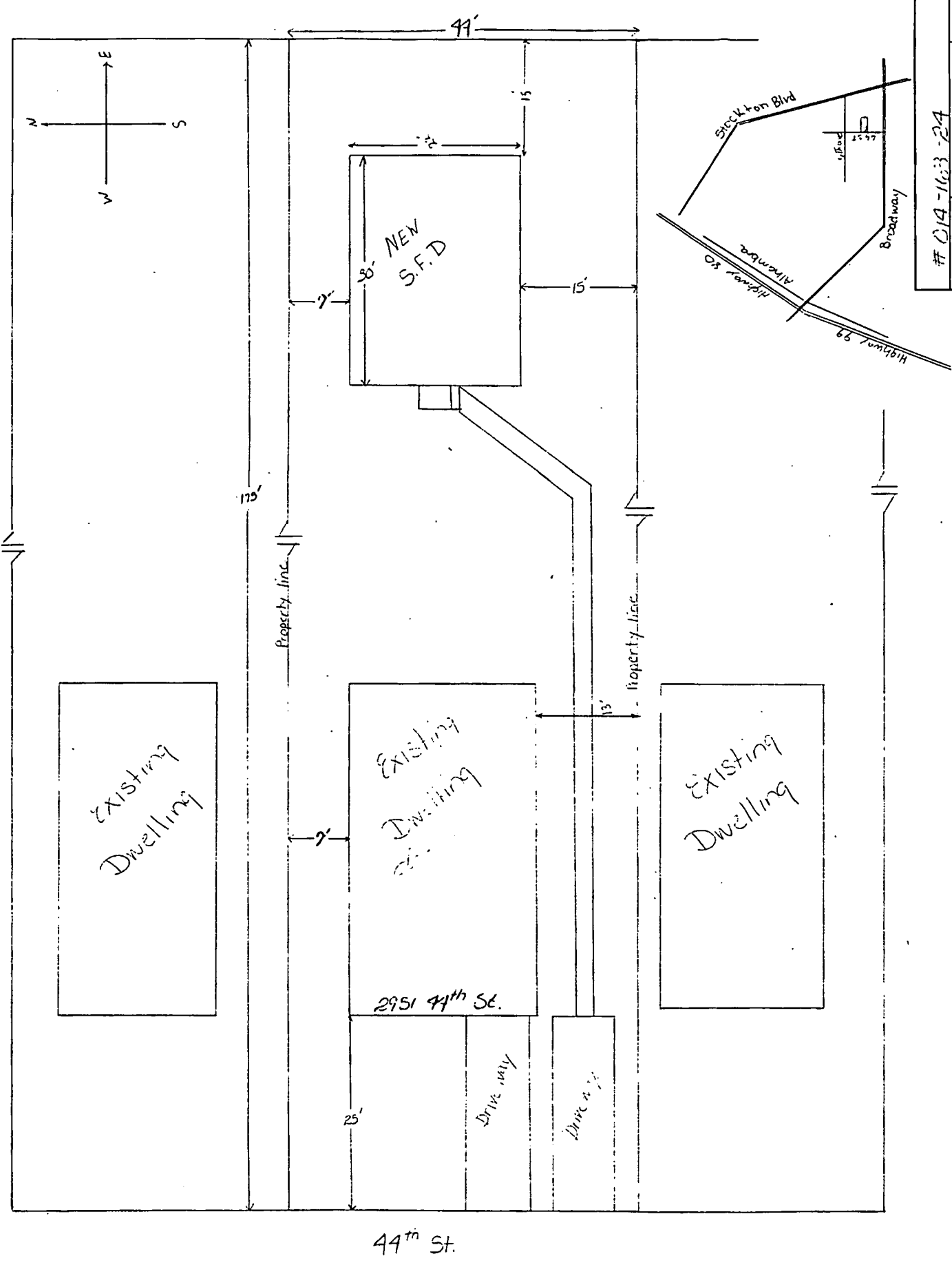
Parking Required: 1 spaces Parking Provided: 1 space
Parking Ratio: _____
Property Dimensions: 44 x 175 Property Area: 7700 square feet
~~Density of Development:~~ _____
Square Footage of Building: Proposed Residence: 660 square feet
Significant Features of Site: _____
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
Exterior Building Colors: Green
Exterior Building Materials: wood siding

002905

APPLC. NO. P83-365

MEETING DATE 12-15-83

CPC ITEM NO. 24

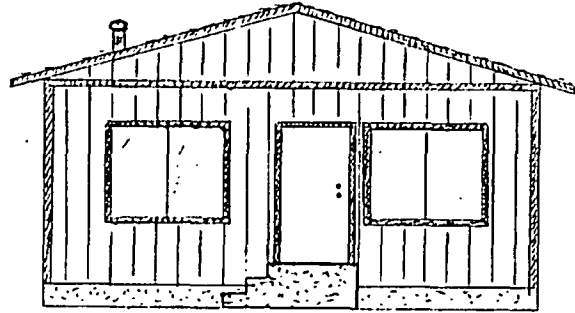


DRAWN BY: <i>Alisy</i>	
SCALE: <i>1/8" = 1'</i>	APPROVED BY:
DATE: <i>1/8/2017</i>	REVISION:
DRAWING NUMBER: <i>2951 44th Street</i>	

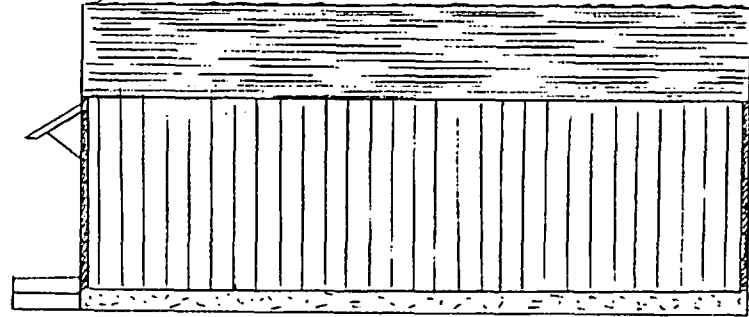
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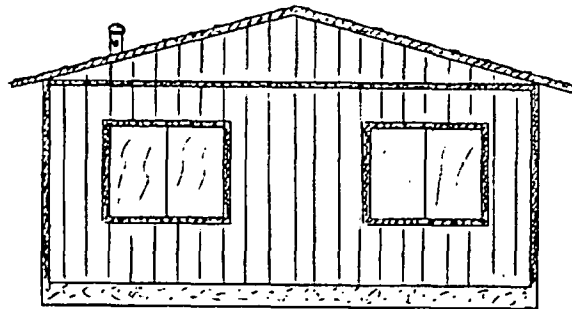
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FRONT Elevation



Side Elevation



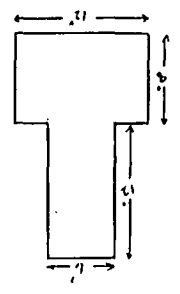
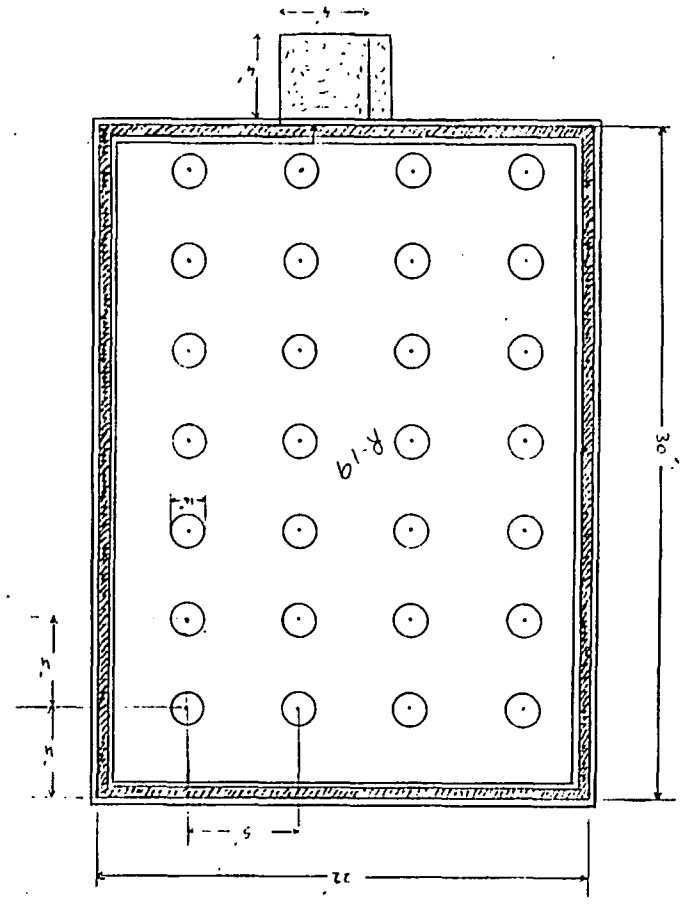
Rear Elevation

002909

SCALE: $\frac{1}{4}$ " = 1'	APPROVED BY:	DRAWN BY <i>ABDy</i>
DATE:		REVISED
		DRAWING NUMBER
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FOUNDATION

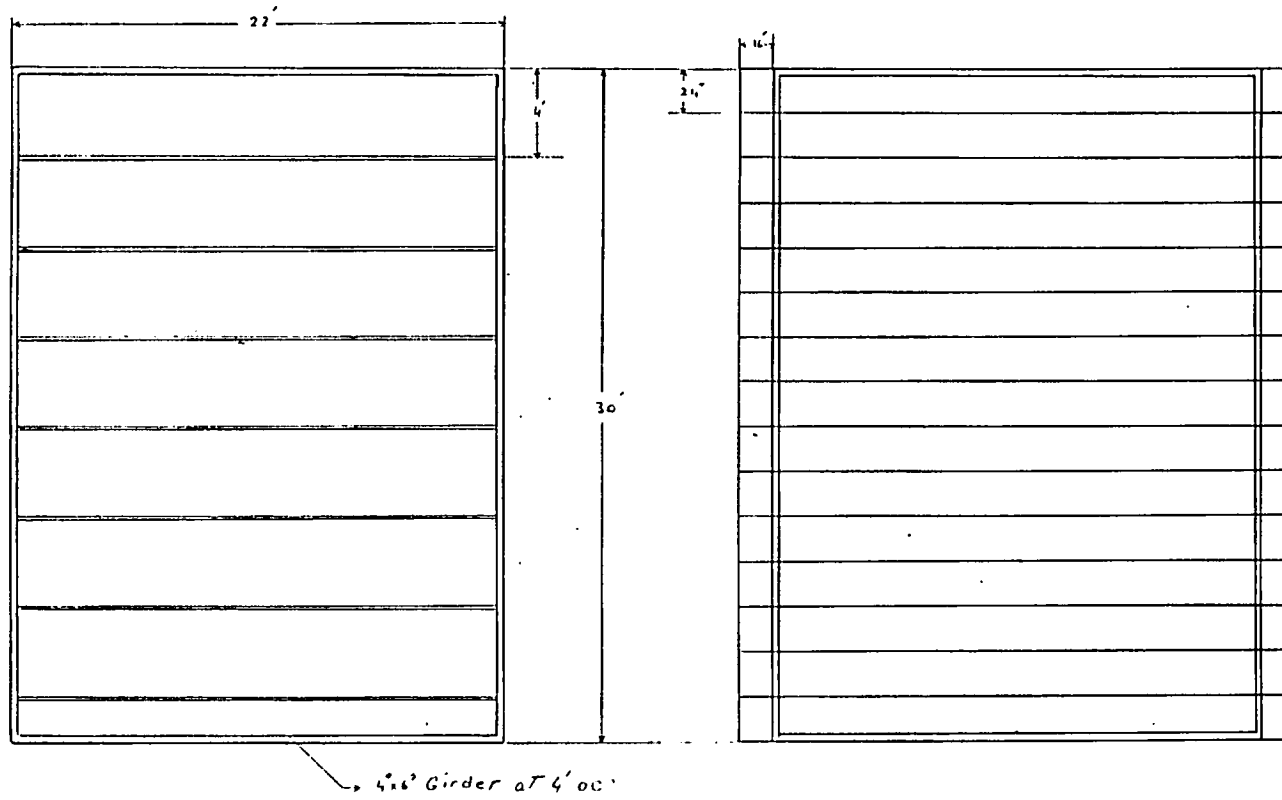
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DRAWING NUMBER		3
DATE:		
DRAWN BY:		ADY
APPROVED BY:		
SCALE:		1/4" = 1'-0" (VERTICAL) 1/8" = 1'-0" (HORIZONTAL)

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002911

Floor Framing
4x6 Girder at 4' o.c.

Roof Framing
2x4 Trusses at 24' o.c.

SCALE: 1/4" = 1'		APPROVED BY:	DRAWN BY: <i>ABDy</i>
DATE:			REVISED
			DRAWING NUMBER
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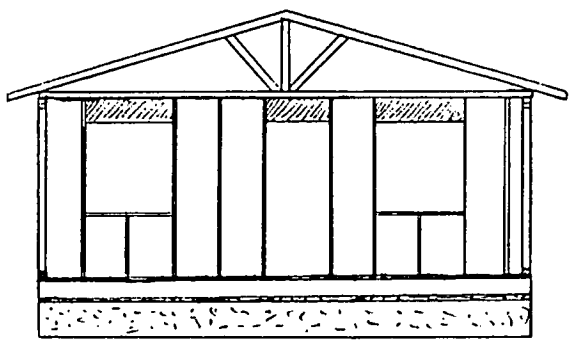
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- 4x6 DF girder
- 4x12 DF Header
- 2x8 DF Joist
- 2x4 - plate
- 2x6 DF stud
- 2x6 DF P.F.
- 1/4 CDX Plywood Floor
- 1/2 CDX Plywood Roof
- 1/2 CC Plywood overhang
- 5/8 DF A grade siding
- 1x4 #3 spruce EXT triming

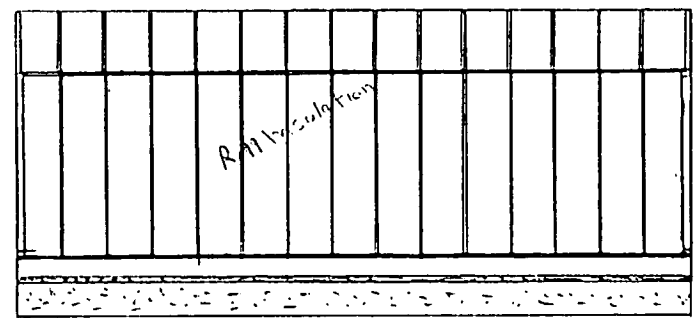
R 30 ceiling insulation
 R 19 wall =
 R 19 Floor =
 Foundation vent, every 4'
 attic vent 8'
 Nail :
 16d, 8d, 7 Gcl

Gas wall Heat
 Perfection
 automatic
 Termitas
 BTU : 35000

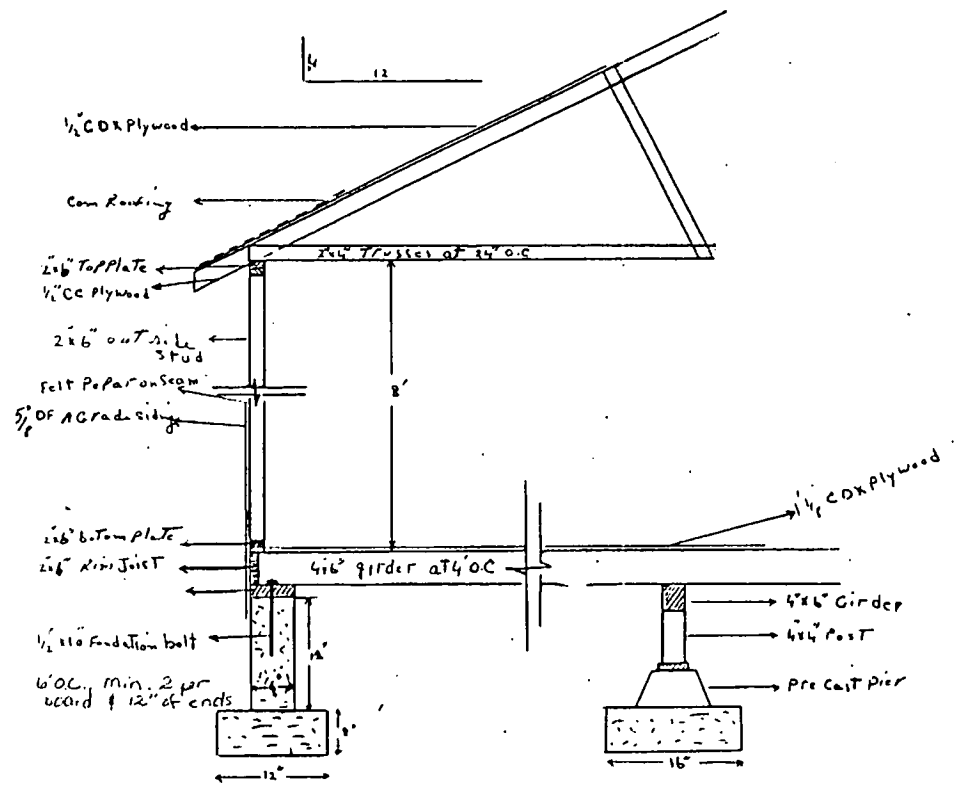
water heater
 American Plyac
 ES831
 BTU : 33000
 Recover Cap: 27.7 vs



2x6 outside wall stud 2' o.c.



R 11 insulation



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" FRAMING "

SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY ABDY
DATE:		REVISED
		DRAWING NUMBER
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