

Item No. 2
Supplemental Material
For
City of Sacramento
Design Commission
Agenda Packet

For the Meeting of: November 17, 2010

- Additional Material
 Revised Material

Contact Information: David Hung, Associate Planner, (916) 808-5530

Project Name: New Residence on Alley (DR10-093)

Subject:

Attached please find:

- > Correspondence from Gina Skinner dated 11/17/10 (1 page)
- > House Plans (5 pages)

(For distribution at hearing.)

November 17, 2010

David Hung, Associate Planner, Community Development Department
City of Sacramento
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

NEW RESIDENCE ON ALLEY – Project Z10-055/DR10-093 at 2207 C Street

Dear Mr. Hung:

I am a resident and homeowner of Boulevard Park. My home is located at 2205 C Street and will be most affected by this project. My home sits directly south of the proposed structure, with my fence line sharing the lot.

As in my previous letter to you dated September 15, 2010, I am not opposed to the design or the materials, but rather the height of the structure. My home currently sits in a “fish bowl” and my immediate neighbors have a clear view into my yard. If this project moves forward with no revisions, I believe it will clearly affect the resale value of my home and possibly the other homes in the neighborhood. In fact, my current renters have recently informed me they are looking for another home to rent, partly because of this potential project and the loss of what little privacy they currently do have.

While I welcome a home on this lot that has been riddled with crime, vagrants and vandalism for many years, I believe it should be a structure that takes into consideration the existing homes and the residents who have worked very hard to keep the integrity and history of the neighborhood intact.

I will not be able to attend the meeting tonight, so I kindly ask that this letter be entered into the record.

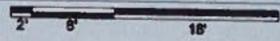
Sincerely,

Gina Skinner
2205 C Street
Sacramento, CA 95816

Residence
597 Valim Way
Sacramento, CA 95831
(916) 591-1495



1 SITE PLAN
A1.1 SCALE: 1" = 4'-0"

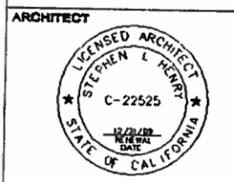


730 Howe Avenue, Suite 450
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Phone: 916.921.2112
Fax: 916.921.2212



RESIDENCE ON ALLEY BETWEEN B-C STREETS

SITE PLAN



PROJECT NO.	REVISIONS	BY
09-28-008		
DATE		
9/23/2009		
DRAWN		
JAM		
CHECKED		
SLH		
SCALE		
AS NOTED		
DADFILE		
UPDATED		

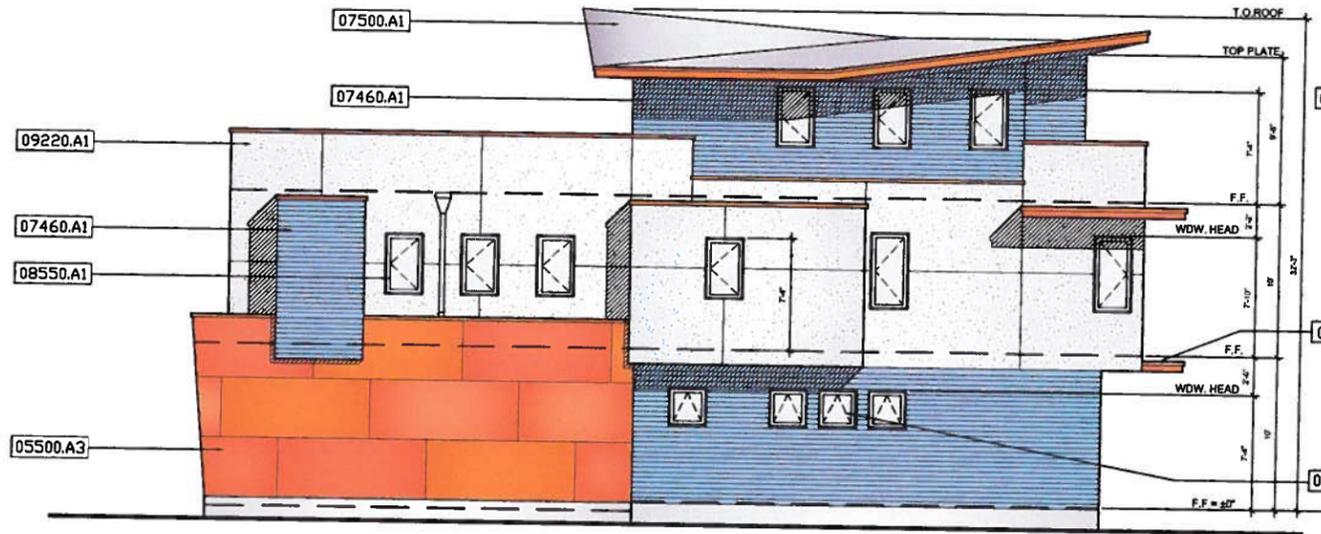
SHEET NO.
A1.1
2 OF 16 SHEETS



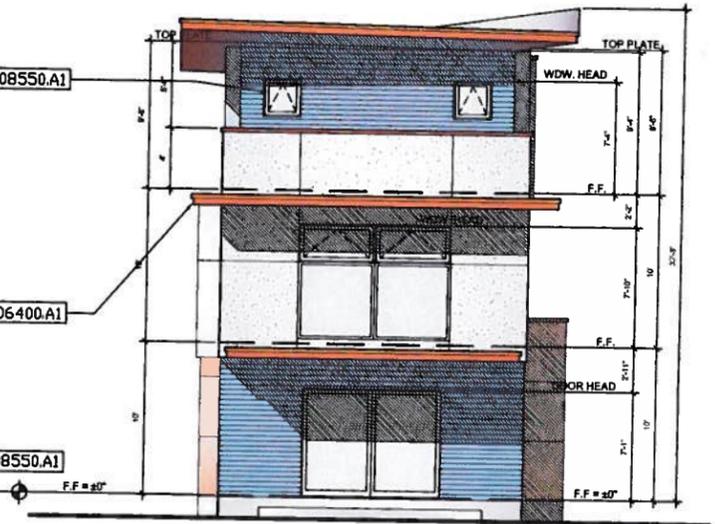
B- EAST



A- NORTH



D- WEST



C- SOUTH

- KEYNOTES**
- 05500 MISCELLANEOUS METALS
 - 05500.A1 22 ga corten steel siding sheets
 - 05500.A2 22 ga corten steel gutters
 - 05500.A3 22 ga corten steel downspouts
 - 05500.B1 galvanized steel guard rail w/ stainless steel cable
 - 06400 FINISH CARPENTRY & MILLWORK
 - 06400.A1 2x8 redwood fascia board
 - 07460 SIDING
 - 07460.A1 fiber cement 4" exposure lap siding panels
 - 07500 SINGLE PLY TPO ROOFING SYSTEM
 - 07500.A1 single ply tpo roofing
 - 08330 COILING DOORS & GRILLES
 - 08330.D1 garage doors - metal & glass
 - 08410 ALUMINUM STOREFRONT DOORS
 - 08410.A1 aluminum storefront door system
 - 08550 WOOD WINDOWS
 - 08550.A1 aluminum window system
 - 09220 PORTLAND CEMENT PLASTER
 - 09220.A1 portland cement plaster on metal lath

1 EXTERIOR ELEVATIONS
 A3.1 SCALE: 3/16"=1'-0"

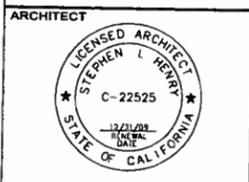


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HOUSE ON ALLEY BETWEEN B-C STREETS

EXTERIOR ELEVATIONS



PROJECT NO.	REVISIONS	BY
09-29-006		
DATE		
09/25/2009		
DRAWN		
JAM		
CHECKED		
SLH		
SCALE		
1/4"=1'-0"		
CADFILE		
UPDATED		

SHEET NO.
A3.1
 7 OF 13 SHEETS

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HOUSE ON ALLEY BETWEEN B-C STREETS

FIRST FLOOR PLAN

KEYNOTES

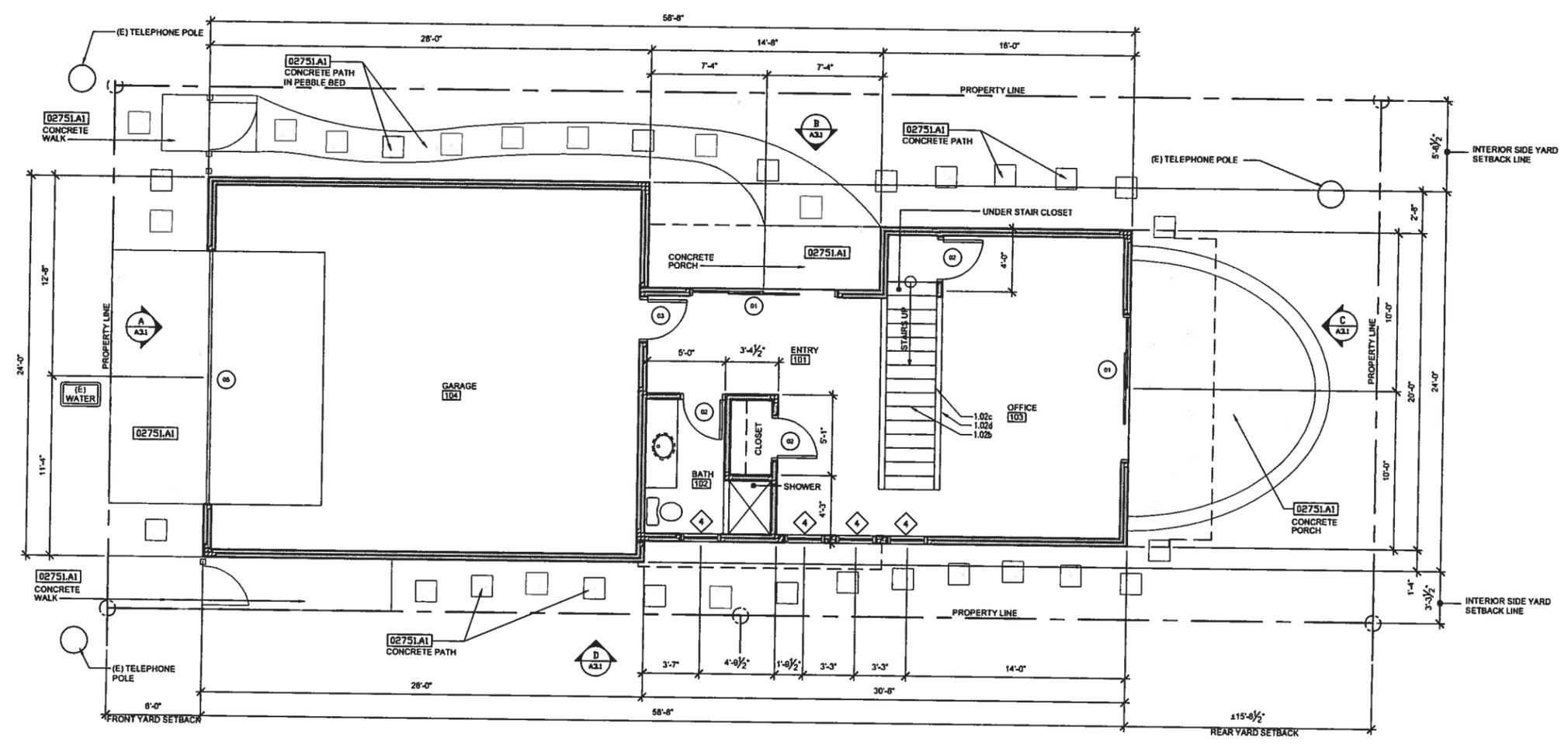
02751 PORTLAND CEMENT CONCRETE PAVING
 02751.A1 CONCRETE PAVING
 1.02b STAIRS
 1.02c HAND RAIL
 1.02d GUARD RAIL - 42" HIGH WITH INTERMEDIATE RAILS SUCH THAT 4" DIA. SPHERE CANNOT PASS.

GENERAL NOTES

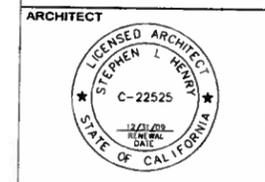
6.000 MECHANICAL
 6.20a HVAC unit

FIRE RATED WALLS & CEILINGS

1-HOUR EXTERIOR WALL (2007 CBC TABLE 720.1 (2) ITEM 15-1.3)
 2"x4" WOOD STUDS 16" O.C. WITH 7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE WITH INTERIOR SURFACE TREATMENT AS REQUIRED FOR INTERIOR WOOD STUD PARTITIONS.
 PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 BROWN COAT BY VOLUME, CEMENT TO SAND.



1 FIRST FLOOR PLAN (561 SF - NOT INCLUDING GARAGE - 1255 SF - INCLUDING GARAGE)
 A2.1 SCALE: 1/4" = 1'-0"

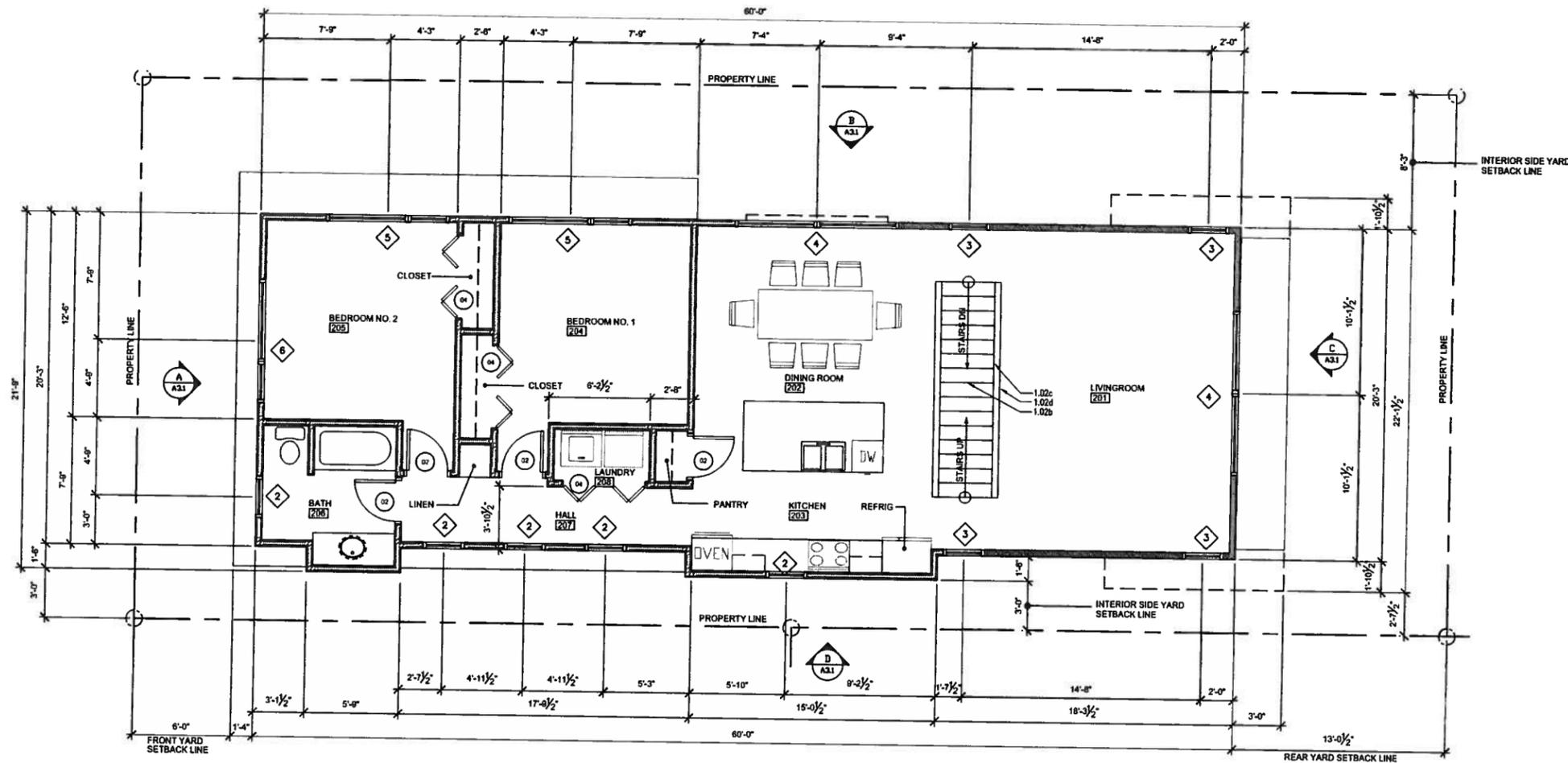


PROJECT NO.	REVISIONS	BY
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09/25/2009		
DRAWN		
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CHECKED		
SLH		
SCALE		
1/4" = 1'-0"		
CADFILE		
UPDATED		

SHEET NO.

A2.1

SCALE OF 13 SHEETS



KEYNOTES

- 02751 PORTLAND CEMENT CONCRETE PAVING
- 02751.A1 CONCRETE PAVING
- 1.02b STAIRS
- 1.02c HAND RAIL
- 1.02d GUARD RAIL - 42" HIGH WITH INTERMEDIATE RAILS SUCH THAT 4" DIA. SPHERE CANNOT PASS.

GENERAL NOTES

- 6.000 MECHANICAL
- 6.20a HVAC unit

FIRE RATED WALLS & CEILINGS

1-HOUR EXTERIOR WALL (2007 CBC TABLE 720.1 (2) ITEM 15-1.3) 2"x4" WOOD STUDS 16" O.C. WITH 7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE WITH INTERIOR SURFACE TREATMENT AS REQUIRED FOR INTERIOR WOOD STUD PARTITIONS. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 BROWN COAT BY VOLUME, CEMENT TO SAND.

1 SECOND FLOOR PLAN (1242 SF)
 A2.2 SCALE: 1/4" = 1'-0"

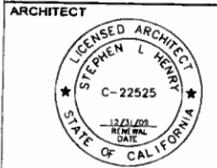


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HOUSE ON ALLEY BETWEEN B-C STREETS

SECOND FLOOR PLAN



PROJECT NO.	REVISIONS	BY
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DATE		
09/25/2009		
DRAWN		
JAM		
CHECKED		
SLH		
SCALE		
1/4"=1'-0"		
CADFILE		
UPDATED		

SHEET NO.
A2.2
 SCALE OF 13 SHEETS

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HOUSE ON ALLEY BETWEEN B-C STREETS

THIRD FLOOR PLAN

KEYNOTES

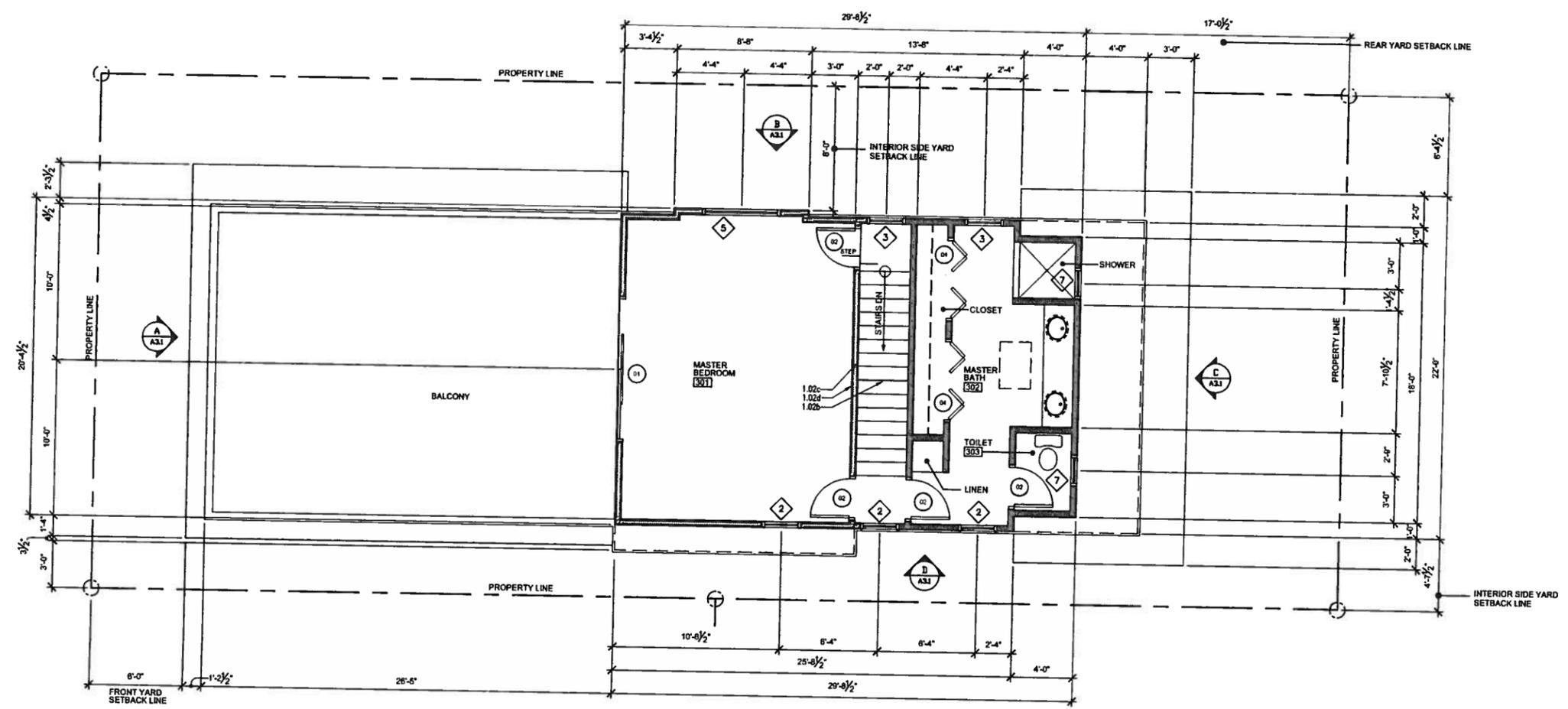
02751 PORTLAND CEMENT CONCRETE PAVING
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GENERAL NOTES

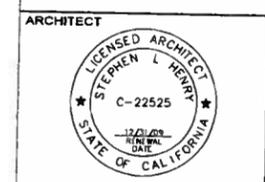
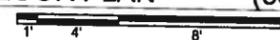
6.000 MECHANICAL
 6.20a HVAC unit

FIRE RATED WALLS & CEILINGS

1-HOUR EXTERIOR WALL (2007 CBC TABLE 720.1 (2) ITEM 15-1.3)
 2"x4" WOOD STUDS 16" O.C. WITH 7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE WITH INTERIOR SURFACE TREATMENT AS REQUIRED FOR INTERIOR WOOD STUD PARTITIONS.
 PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 BROWN COAT BY VOLUME. CEMENT TO SAND.



1 THIRD FLOOR PLAN (586 SF)
 A2.3 SCALE: 1/4" = 1'-0"



PROJECT NO.	REVISIONS	BY
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09/25/2009		
DRAWN		
JAM		
CHECKED		
SLH		
SCALE		
1/4" = 1'-0"		
CADFILE		
UPDATED		

SHEET NO.
A2.3
 SCALE OF 13 SHEETS