

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0012094
Insp Area: 1

Site Address: 5820 NEWMAN CT SAC
Parcel No: 005-0241-020

Sub-Type: REM
Housing (Y/N): N

CONTRACTOR
ABILDGAARD CONSTRUCTION
1712 MANZANITA LN
DAVIS CA 95616

OWNER
NEWMAN COURT INVESTMENTS
3353 BRADSHAW RD #124
SACRAMENTO CA 95661

ARCHITECT

Nature of Work: REPAIR DRYROT ON EXISTING BALCONIES

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.

X License Class B License Number 670113 Date 10-9-00 Contractor Signature [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.)

_____, 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: 90193 2000

Date _____ Owner Signature _____

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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

X Date 10-9-00 X Applicant/Agent Signature [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.

X AA 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 STATE FUND Policy Number 046-00 UNIT 0005454 Exp Date 01/01/2001

_____, (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.

X Date 10-9-00 X Applicant Signature [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.

REVISION ON ACTIVE PERMIT

NEW PLAN CHECK NO#: _____
 OLD PLAN CHECK NO#: 0012094

DATE: 11-17-00

This sheet is to be used only when a permit has been issued, is still active, and the applicant wishes to make changes to the existing approved plans.

All revisions clouded? YES _____ NO _____

JOB ADDRESS 5820 NEWMAN CT. SUITE PERMIT NO 0012094

AREA: _____ DBA: _____

DESCRIPTION OF REVISIONS Engineering on BEAM HANGERS
By UNITS #5 ; #7

DISCIPLINE	<u>B</u>	<u>L</u>	P	M	E	F	S	R	D
CHECKED BY	<u>13/13</u>								
ROUTE TO									
CODE	<u>1313</u>								
HOURS SPENT									

CONTACT: ADAM ABILDGAARD

ADDRESS: 1712 Manzanita Lane
Davis Ca. 95614

PHONE#: 530-758-1203

OF PLANS SUBMITTED 2 SUBMITTED TO _____

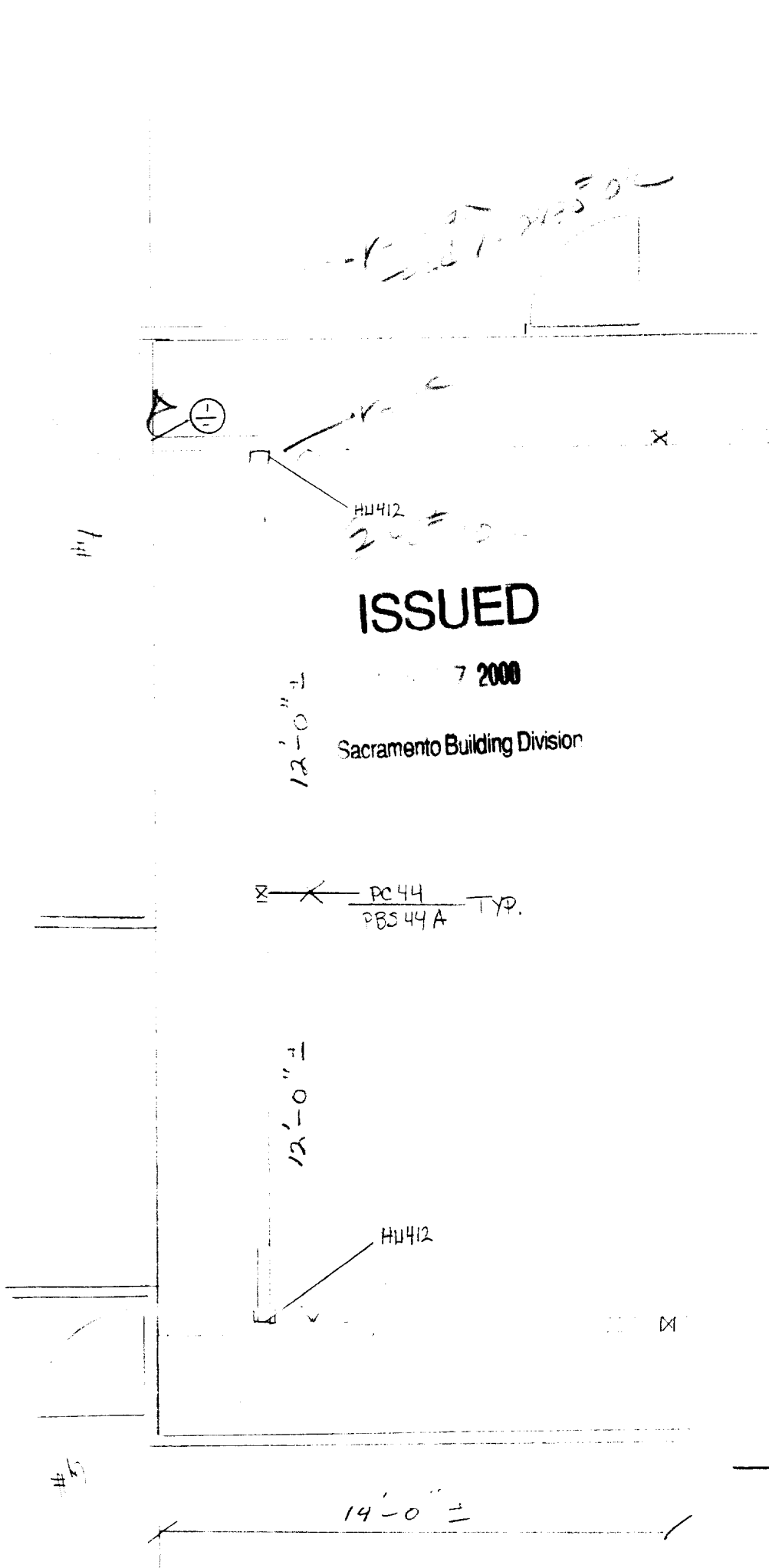
I understand that I am responsible for all plan check fees that I incur during the course of this additional plan check and that any approved plans not claimed and paid for within 3 months of notification will be disposed of and an invoice procedure for the amount due will be initiated. I further understand that an unclaimed revision may result in delay of final approval for the subject project.

DATE NOTIFIED	PLAN BIN

APP FEE	PAID

[Signature] 11-17-00
 Applicant Signature Date

AGENCY	TOTAL HRS	TOTAL FEES
BLDG		
PW		
PLEASE PAY THIS AMOUNT		



ISSUED

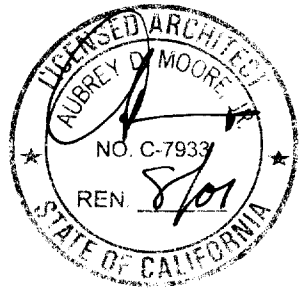
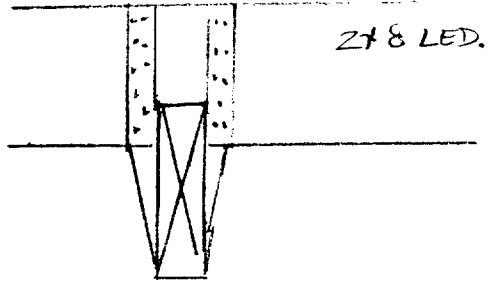
7 2000
 Sacramento Building Division

PC44
 PBS44 A TYP.



THA18

4x12 PTD

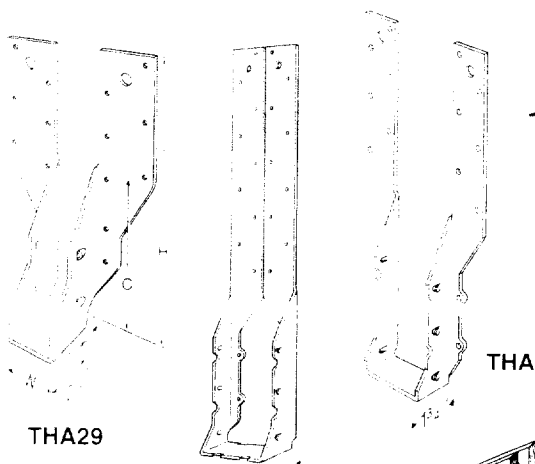


5820 NEWMAN COURT
 00-12094

THA/THAC ADJUSTABLE TRUSS HANGERS

Dome Double Shear Nailing prevents tabs from breaking off (available on some models)

U.S. Patent 5,603,580



NEW! The THA426 and THA426-2 provide connectors for 24" floor trusses.

The THA series' extra long straps allow full code nailing and can be field-formed to give top flange hanger convenience.

MATERIAL: See table.

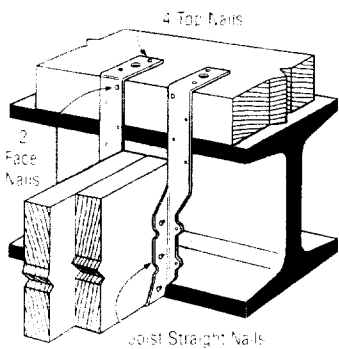
FINISH: Galvanized

INSTALLATION: • Use all specified fasteners. See General Notes.

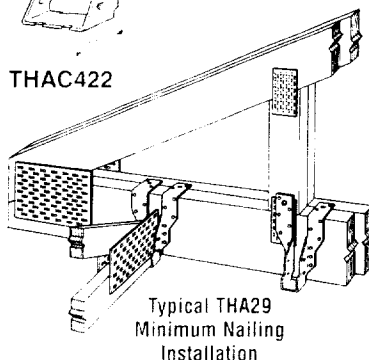
• **Two different installation methods may be used:**

- **Maximum nailing**—install all face nails according to the table. Nails used for the joist attachment must be driven at an angle so that they penetrate through the corner of the joist into the header.
- **Minimum nailing**—For the THA29, the minimum nailing schedule requires the use of joist double shear nailing as detailed above, and that the strap be field-formed over the header a minimum of 2 1/2". A minimum of four top and four face nails must be used.
- For all models except the THA29, the minimum nailing schedule may be followed where double shear nailing is not possible, provided the strap is field-formed over the top of the header a minimum of 1 1/2" for the THA213 and THA413, and 2" for all others, and a minimum of four top and two face nails are used. The joist double shear nailing tabs are easily straightened so that the nails can be driven straight into the joist.

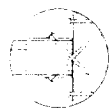
CODES: BOCA, ICBO, SBCCI NER-209; City of L.A. RR 24949.



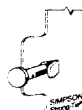
Typical THA Minimum Nailing Configuration on a 4x Nailer (except THA29)



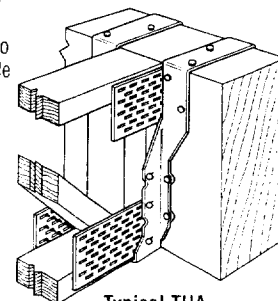
Typical THA29 Minimum Nailing Installation



Double Shear Nailing Top View
U.S. Patent 4,480,941
Canada Patent 1,193,418



Double Shear Nailing Side View
U.S. Patent 4,291,996



Typical THA Installation with a 4x2 floor truss

Top Flange Hangers

Minimum Carried Member	Model No.	Ga	Dimensions			Fasteners				Doug-Fir-Larch/Southern Pine Allowable Loads			Spruce-Pine-Fir Allowable Loads					
			W	H	C	Carrying Member		Carried Member		Down Avg Uplift (133 & 160)	Floor (100)	Snow (115)	Roof (125)	Floor (100)	Snow (115)	Roof (125)		
						Top	Face	Straight	Slant									
MINIMUM NAILING—TOP FLANGE																		
2x4	THA29	18	1 1/2	5	5	4-10d	4-10d	—	4-10d	8167	750	2260	2310	2350	—	—	—	
2x6	THA213	18	1 1/2	5	5	4-10d	2-10d	4-10dx1 1/2	—	5343	—	1615	1615	1615	—	280	280	280
2x6	THA218	18	1 1/2	5	5	4-10d	2-10d	4-10dx1 1/2	—	5343	—	1615	1615	1615	—	280	280	280
(2) 2x10	THA218-2	16	3 1/2	8	8	4-16d	2-16d	6-16dx2 1/2	—	5085	—	1635	1635	1635	—	300	300	300
(2) 2x10	THA222-2	16	3 1/2	8	8	4-16d	2-16d	6-16dx2 1/2	—	5085	—	1635	1635	1635	—	300	300	300
4x6	THA413	18	3 1/2	4	4	4-10d	2-10d	4-10d	—	5343	—	1615	1615	1615	—	280	280	280
4x10	THA418	16	3 1/2	7	7	4-16d	2-16d	6-16d	—	5085	—	1635	1635	1635	—	300	300	300
4x10	THA422	16	3 1/2	7	7	4-16d	2-16d	6-16d	—	5085	—	1635	1635	1635	—	300	300	300
4x2truss	THAC422	16	3 1/2	7	7	4-16d	2-16d	6-16d	—	5085	—	1635	1635	1635	—	300	300	300
4x2truss	THA426	14	3 1/2	7	7	4-16d	4-16d	6-16d	—	8720	—	2425	2425	2425	—	400	400	400
4x2truss	THAC426	14	3 1/2	7	7	4-16d	4-16d	6-16d	—	8720	—	2425	2425	2425	—	400	400	400
(2) 4x2truss	THA422-2	14	7 1/2	9	9	4-16d	4-16d	6-16d	—	7502	—	2450	2450	2450	—	400	400	400
(2) 4x2truss	THAC422-2	14	7 1/2	9	9	4-16d	4-16d	6-16d	—	7502	—	2450	2450	2450	—	400	400	400
(2) 4x2truss	THA426-2	14	7 1/2	9	9	4-16d	4-16d	6-16d	—	7502	—	2450	2450	2450	—	400	400	400
(2) 4x2truss	THAC426-2	14	7 1/2	9	9	4-16d	4-16d	6-16d	—	7502	—	2450	2450	2450	—	400	400	400
MAXIMUM NAILING—ALL NAIL HOLES FILLED																		
2x4	THA29	18	1 1/2	9	5	—	16-10c	—	4-10d	8250	750	2125	2310	2350	—	—	—	
2x6	THA213	18	1 1/2	13 1/2	5	—	14-10d	—	4-10d	7983	930	1795	1840	1870	—	—	—	
2x6	THA218	18	1 1/2	17 1/2	5	—	18-10d	—	4-10d	9120	930	1795	1840	1870	—	—	—	
(2) 2x10	THA218-2	16	3 1/2	17	8	—	16-16d	—	6-16d	11500	1550	2830	3050	3050	—	—	—	
(2) 2x10	THA222-2	16	3 1/2	22	8	—	22-16d	—	6-16d	13067	1550	3510	3595	3680	—	—	—	
4x6	THA413	18	3 1/2	13 1/2	4	—	14-10d	—	4-10d	7983	930	1940	2400	2400	—	—	—	
4x10	THA418	16	3 1/2	17	7	—	16-16d	—	6-16d	11500	1550	2830	3050	3050	—	—	—	
4x10	THA422	16	3 1/2	22	7	—	22-16c	—	6-16d	13067	1550	3630	4090	4145	—	—	—	
4x2truss	THAC422	16	3 1/2	22	7	—	22-16c	—	6-16d	13067	1550	3630	4090	4145	—	—	—	
4x2truss	THA426	14	3 1/2	26	7	—	30-16d	—	6-16d	14836	1715	4020	4625	4655	—	—	—	
4x2truss	THAC426	14	3 1/2	26	7	—	30-16d	—	6-16d	14836	1715	4020	4625	4655	—	—	—	
(2) 4x2truss	THA422-2	14	7 1/2	22	9	—	30-16d	—	6-16d	18283	1715	4720	5430	5525	—	—	—	
(2) 4x2truss	THAC422-2	14	7 1/2	22	9	—	30-16d	—	6-16d	18283	1715	4720	5430	5525	—	—	—	
(2) 4x2truss	THA426-2	14	7 1/2	22	9	—	30-16d	—	6-16d	18283	1715	4720	5430	5525	—	—	—	
(2) 4x2truss	THAC426-2	14	7 1/2	22	9	—	30-16d	—	6-16d	18283	1715	4720	5430	5525	—	—	—	

Roof loads may be reduced to 100% of floor loads at 100% of floor loads. Uplift has been increased 25% and 50% for hurricanes and wind loading with 100% of floor loads. See code for other load reduction factors.

Roof loads are 125% of floor loads unless limited by other criteria. Floor loads may be adjusted for load durations according to the code, provided they do not exceed those in the roof column. 160% uplift load for THA422-2 and THAC422-2 is 2060 lbs.

AUBREY MOORE, ARCHITECT
 979 F STREET
 DAVIS, CA 95616
 530.758.0658

Title :
 Dsgnr:
 Description :
 Date:
 Job #
 Scope :

Rev: 510002
 User: KW-080411, Ver 5.1.2, 13-Jun-1999, Win32
 (c) 1993-98 ENERCALC

General Timber Beam

Description

General Information

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Section Name	4x12	Center Span	13.50 ft	Lu	0.00 ft
Beam Width	3.500 in	Left Cantilever	ft	Lu	0.00 ft
Beam Depth	11.250 in	Right Cantilever	ft	Lu	0.00 ft
Member Type	Sawn	Member	Douglas Fir - Larch (North), No.1		
Bm Wt. Added to Loads		Fb Base Allow	1,300.0 psi		
Load Dur. Factor	1.000	Fv Allow	85.0 psi		
Beam End Fixity	Pin-Pin	Fc Allow	625.0 psi		
Wood Density	34.000 pcf	E	1,600.0 ksi		

Full Length Uniform Loads

Center	DL	8.00 #/ft	LL	150.00 #/ft
Left Cantilever	DL	#/ft	LL	#/ft
Right Cantilever	DL	#/ft	LL	#/ft

Point Loads

Dead Load	lbs	lbs	lbs	lbs	lbs	lbs	lbs
Live Load	1,000.0 lbs	lbs	lbs	lbs	lbs	lbs	lbs
...distance	3.000 ft	0.000 ft	0.000 ft	0.000 ft	0.000 ft	0.000 ft	0.000 ft

Summary

Beam Design OK

Span= 13.50ft, Beam Width = 3.500in x Depth = 11.25in, Ends are Pin-Pin

Max Stress Ratio	0.786	:	1				
Maximum Moment Allowable	5.5 k-ft		8.8 k-ft	Maximum Shear * 1.5 Allowable		2.6 k	3.3 k
Max. Positive Moment	5.46 k-ft	at	5.400 ft	Shear:	@ Left	1.91 k	
Max. Negative Moment	0.00 k-ft	at	0.000 ft		@ Right	1.35 k	
Max @ Left Support	0.00 k-ft			Camber:	@ Left	0.000 in	
Max @ Right Support	0.00 k-ft				@ Center	0.029 in	
Max M allow	8.80				@ Right	0.000 in	
Fb	887.27 psi	Fv	66.80 psi	Reactions...	Left DL	0.12 k	Max 1.91 k
Fb	1,430.00 psi	Fv	85.00 psi		Right DL	0.12 k	Max 1.35 k

Deflections

Center Span...	Dead Load	Total Load	Left Cantilever...	Dead Load	Total Load
Deflection	-0.019 in	-0.272 in	Deflection	0.000 in	0.000 in
Location	6.750 ft	6.480 ft	...Length/Defl	0.0	0.0
Length/Defl	8.327 3	596.42	Right Cantilever...		
			Deflection	0.000 in	0.000 in
			...Length/Defl	0.0	0.0

Stress Calcs

Bending Analysis							
Ck	28.452	Le	0.000 ft	Sxx	73.828 in3	Area	39.375 in2
Cf	1.100	Rb	0.000	Cl	0.000		
		Max Moment		Sxx Req'd		Allowable fb	
@ Center		5.46 k-ft		45.81 in3		1,430.00 psi	
@ Left Support		0.00 k-ft		0.00 in3		1,430.00 psi	
@ Right Support		0.00 k-ft		0.00 in3		1,430.00 psi	
Shear Analysis		@ Left Support		@ Right Support			
Design Shear		2.63 k		1.80 k			
Area Required		30.943 in2		21.139 in2			
Fv Allowable		85.00 psi		85.00 psi			
Bearing @ Supports							
Max Left Reaction		1.91 k		Bearing Length Req'd		0.872 in	
Max Right Reaction		1.35 k		Bearing Length Req'd		0.618 in	

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Rev: 510002
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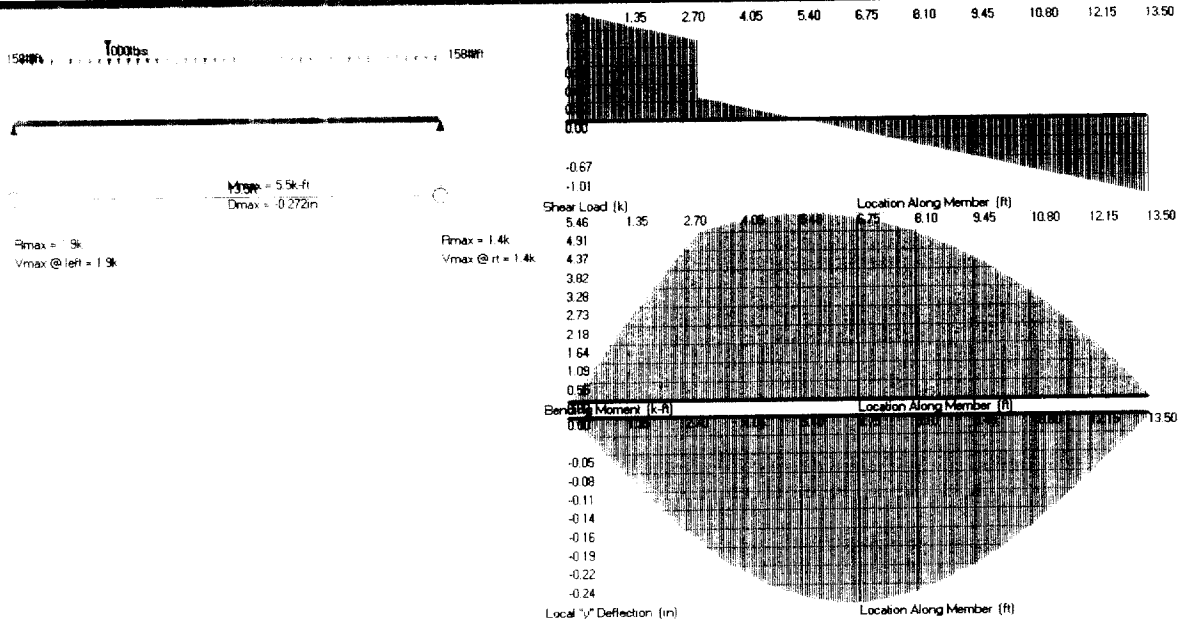
General Timber Beam

Description

Query Values

M, V, & D @ Specified Locations	Moment	Shear	Deflection	
@ Center Span Location =	0.00 ft	0.00 k-ft	1.91 k	0.0000 in
@ Right Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in
@ Left Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in

Sketch & Diagram



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Rev: 510002
 User: KW-080411_Ver 5 | 2, 13-Jun-1999, Win32
 (c) 1993-98 ENERCALC

General Timber Beam

Description

General Information Calculations are designed to 1997 NDS and 1997 UBC Requirements

Section Name	4x12	Center Span	12.00 ft	Lu	0.00 ft
Beam Width	3 500 in	Left Cantilever	ft	Lu	0.00 ft
Beam Depth	11 250 in	Right Cantilever	ft	Lu	0.00 ft
Member Type	Sawn	Douglas Fir - Larch (North), No. 1			
Bm Wt. Added to Loads		Fb Base Allow	1,300.0 psi		
Load Dur. Factor	1 000	Fv Allow	85.0 psi		
Beam End Fixity	Pin-Pin	Fc Allow	625.0 psi		
Wood Density	34 000 pcf	E	1,600.0 ksi		

Full Length Uniform Loads

Center	DL	8.00 #/ft	LL	150.00 #/ft
Left Cantilever	DL	#/ft	LL	#/ft
Right Cantilever	DL	#/ft	LL	#/ft

Summary

Beam Design OK

Span= 12.00ft, Beam Width = 3.500in x Depth = 11.25in, Ends are Pin-Pin
 0.381 : 1

Max Stress Ratio					
Maximum Moment Allowable	3.0 k-ft	at 6.000 ft	Maximum Shear * 1.5 Allowable	1.3 k	
Max. Positive Moment	0.00 k-ft	at 12.000 ft		3.3 k	
Max. Negative Moment			Shear:	@ Left	1.00 k
Max @ Left Support	0.00 k-ft			@ Right	1.00 k
Max @ Right Support	0.00 k-ft		Camber:	@ Left	0.000 in
Max. M allow	8.80			@ Center	0.018 in
				@ Right	0.000 in
fb	489.46 psi	f_v	32.43 psi	Reactions...	
Fb	1,430.00 psi	Fv	85.00 psi	Left DL	0.10 k
				Right DL	0.10 k
				Max	1.00 k
				Max	1.00 k

Deflections

Center Span...	Dead Load	Total Load	Left Cantilever...	Dead Load	Total Load
Deflection	-0.012 in	-0.117 in	Deflection	0.000 in	0.000 in
Location	6.000 ft	6.000 ft	...Length/Defl	0.0	0.0
Length/Defl	11,856.7	1,225.87	Right Cantilever...		
			Deflection	0.000 in	0.000 in
			...Length/Defl	0.0	0.0

Stress Calcs

Bending Analysis

Ck	28 452	Le	0.000 ft	Sxx	73.828 in ³	Area	39.375 in ²
Cf	1 100	Rb	0.000	CI	0.000		

	Max Moment		Sxx Req'd	Allowable fb
@ Center	3.01 k-ft		25.27 in ³	1,430.00 psi
@ Left Support	0.00 k-ft		0.00 in ³	1,430.00 psi
@ Right Support	0.00 k-ft		0.00 in ³	1,430.00 psi

Shear Analysis

	@ Left Support	@ Right Support
Design Shear	1.28 k	1.28 k
Area Required	15.021 in ²	15.021 in ²
Fv Allowable	85.00 psi	85.00 psi

Bearing @ Supports

Max. Left Reaction	1.00 k	Bearing Length Req'd	0.459 in
Max. Right Reaction	1.00 k	Bearing Length Req'd	0.459 in

Query Values

M, V, & D @ Specified Locations	Moment	Shear	Deflection	
@ Center Span Location =	0.00 ft	0.00 k-ft	1.00 k	0.0000 in
@ Right Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in
@ Left Cant. Location =	0.00 ft	0.00 k-ft	0.00 k	0.0000 in

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Title :
 Dsgnr:
 Description :
 Scope :

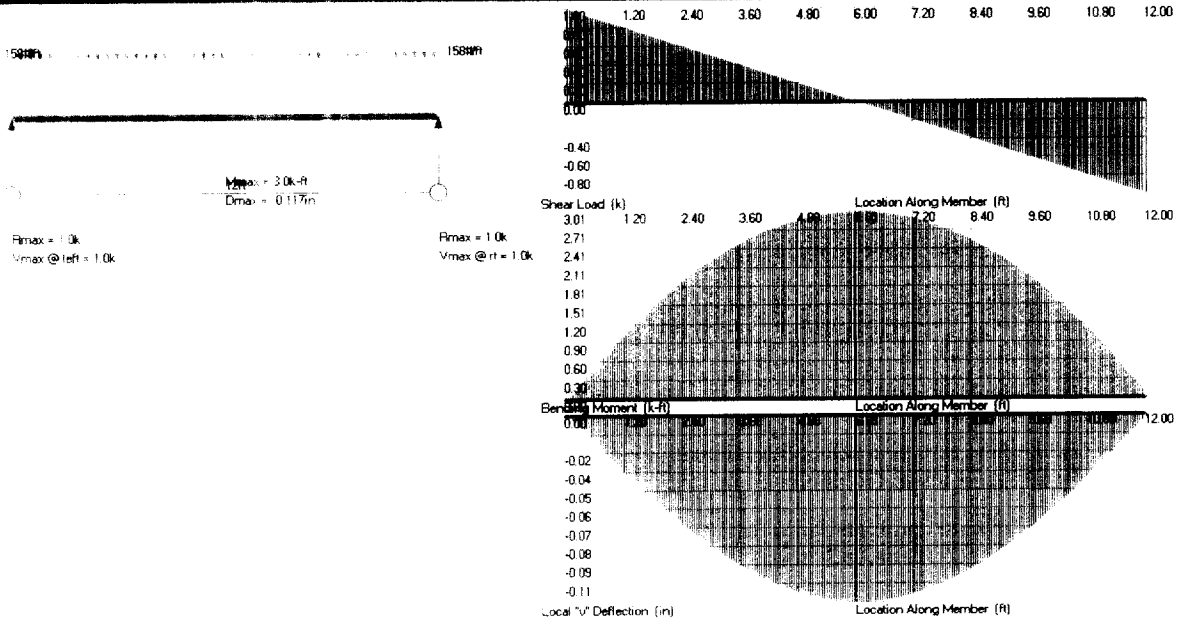
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General Timber Beam

Description

Sketch & Diagram



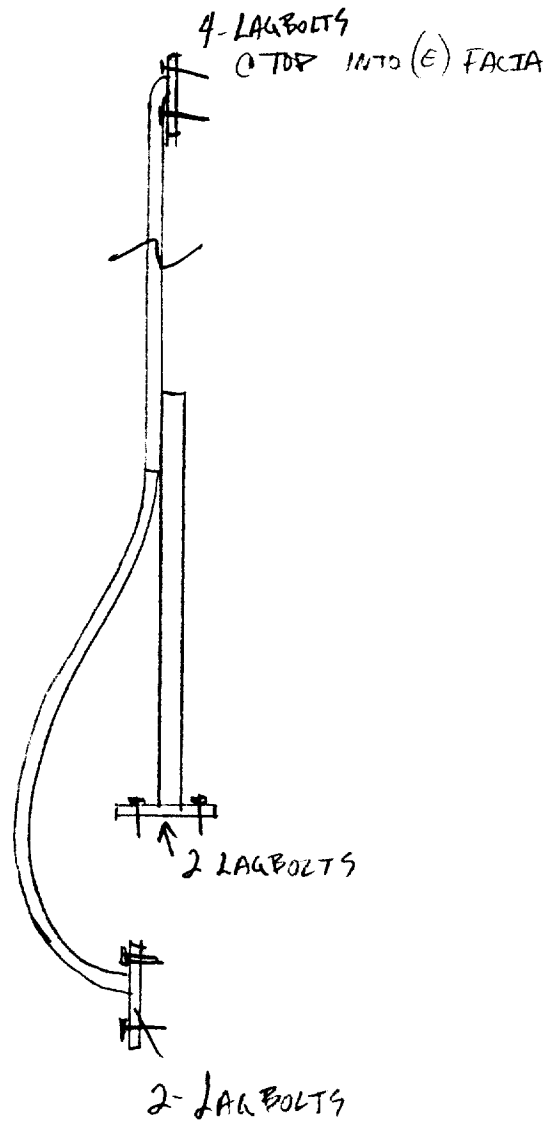
ISSUED

NOV 18 2000

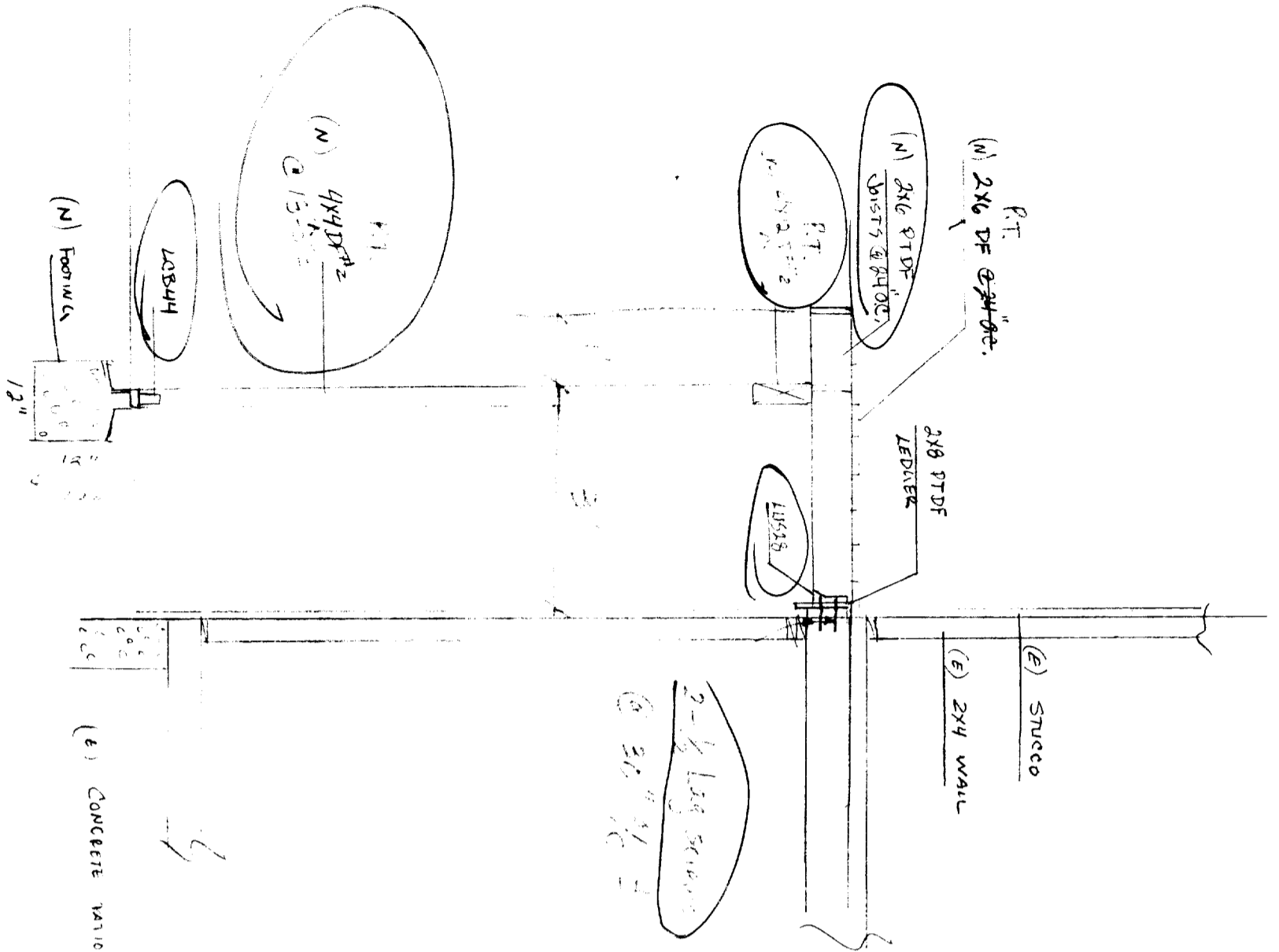
CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIVISION

This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the City Engineer's Division.

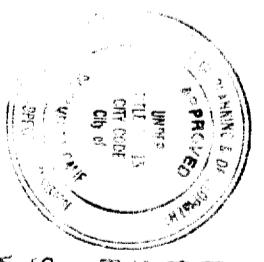
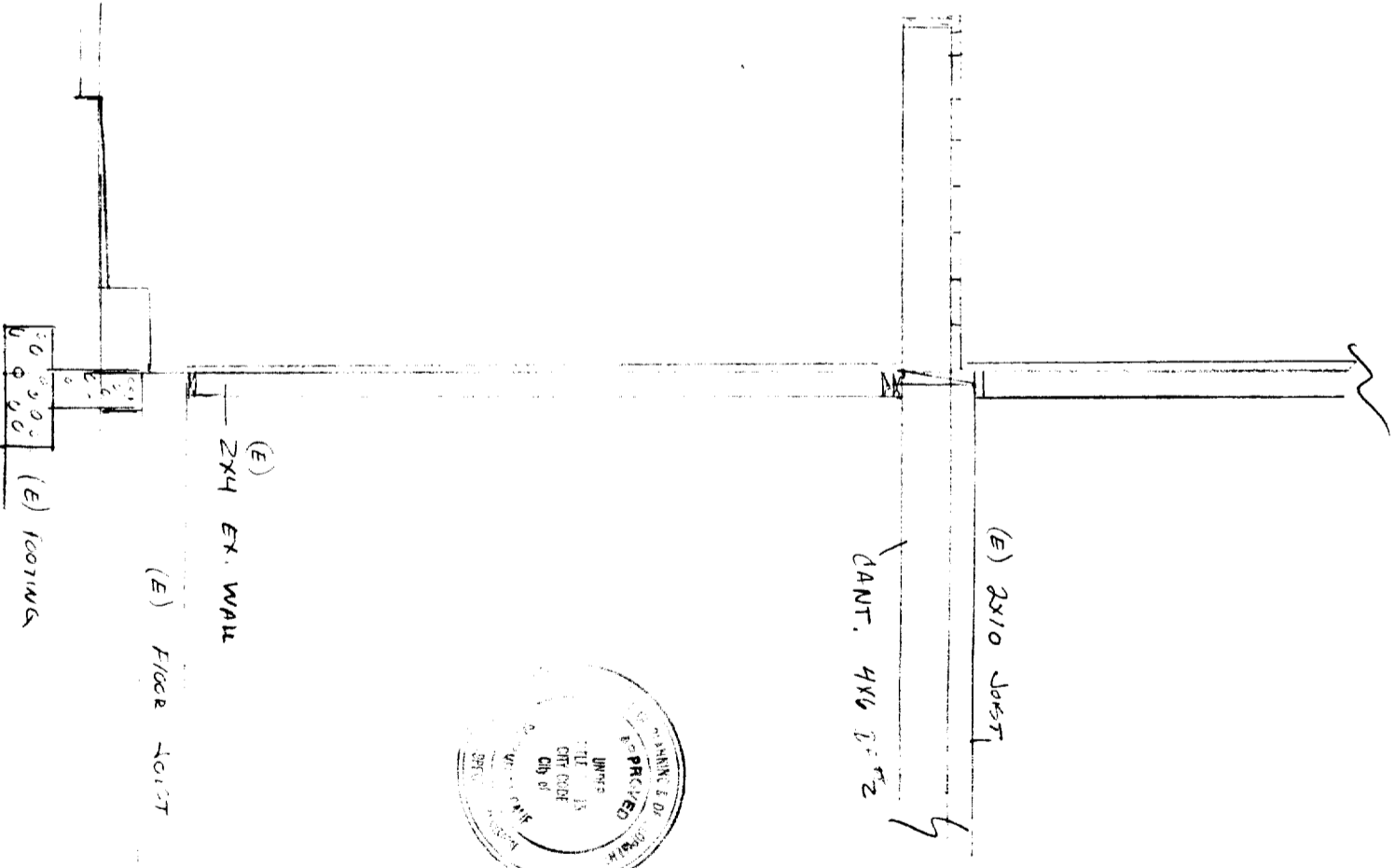
Violations of this plan and specification may be subject to fines or actions under the provisions of the California Public Works Law.



NEW



EXISTING



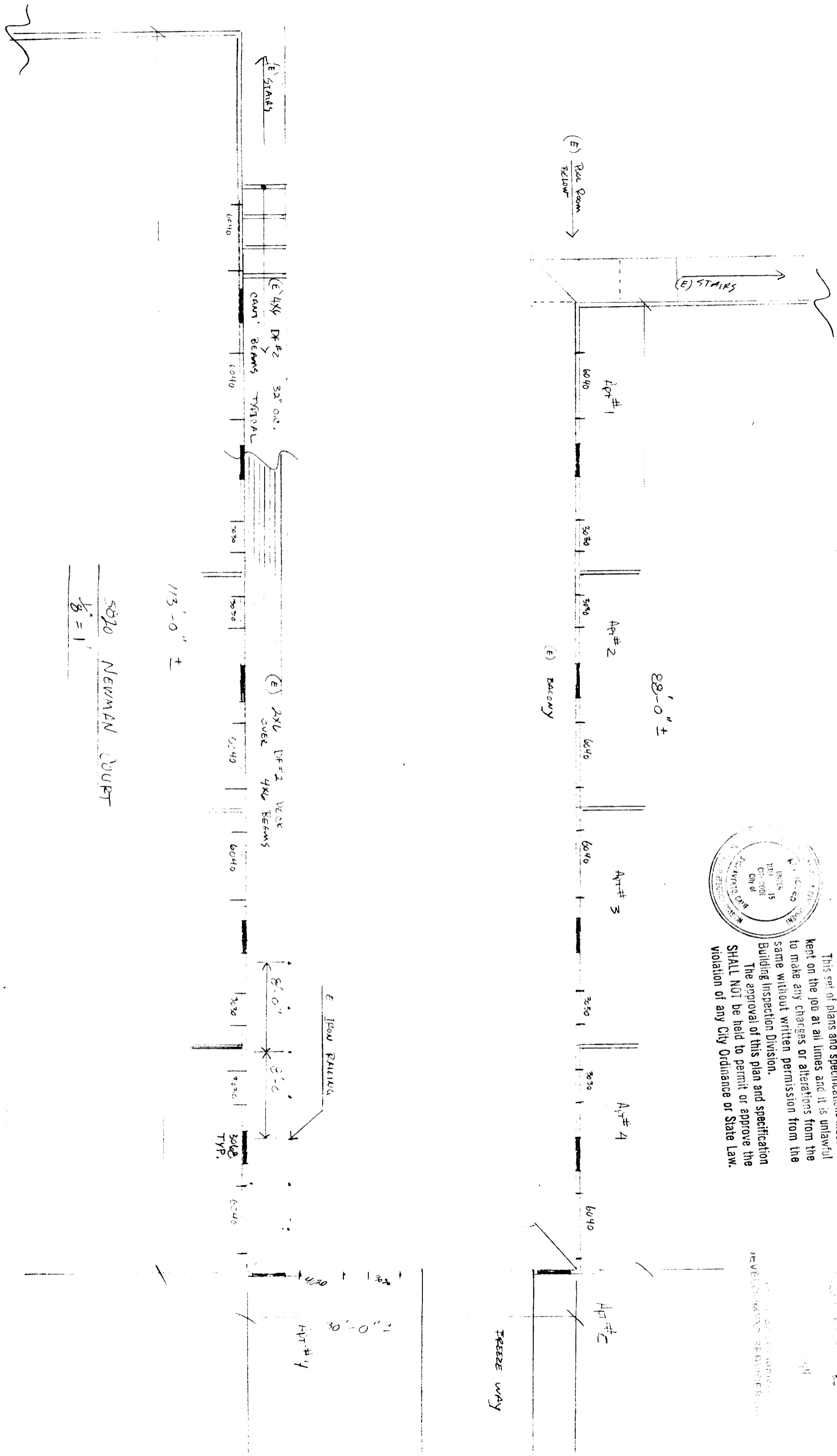
This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division.

The approval of this plan and specifications SHALL NOT be held to prevent or excuse the violation of any City Ordinance or State Law.

JOHN T. JANE
[Signature]
 10/09/00

SHIELD

5820 NEWMAN CT
 0012094



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001160

REVISIONS SHEET

FREEZE WAY

5870 NEWMAN COURT
 $\frac{1}{8}'' = 1'$

113'-0" ±

88'-0" ±

113'-0" ±
 APT #4

Iron RAILING

8'-0" 8'-0"

3068 TYP.

(E) 2X6 DF#2 VEEK 4X6 BEAMS OVER

(E) 4X4 DF#2 32" O.C. CANT. BEAMS TYPICAL

(E) STAIRS

(E) Rear Room BELOW

(E) STAIRS

APT #1

APT #2

APT #3

APT #4

(E) BALCONY

APT #C

4620

APT #4