CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0007916
Insp Area: 3

Site Address: 5433 9TH AV SAC
Parcel No: 015-0131-027

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

CONTRACTOR

OWNER
VER HOEF TOM VER/MARY CL
2319 WEST LA LOMA DR
RANCHO CORDOVA CA 95670

ARCHITECT

Nature of Work: COMPLETED INT. FINISH WORK/ HVAC/CABINET/ FINISHED PLUMBING/TILE: APPLICATION IS FOR ONLY ONE FINAL INSPECTION TO COMPLETE PERMIT #953972 & #9811769.

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'sAddress_____

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.

License Class_____ License Number_____ Date_____ Contractor 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);

T.V 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:_____

Date 7-12-00 Owner Signature Tom Ver Hoef

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

Date 7-12-00 Applicant/Agent Signature Tom Ver Hoef

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.

____ 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:

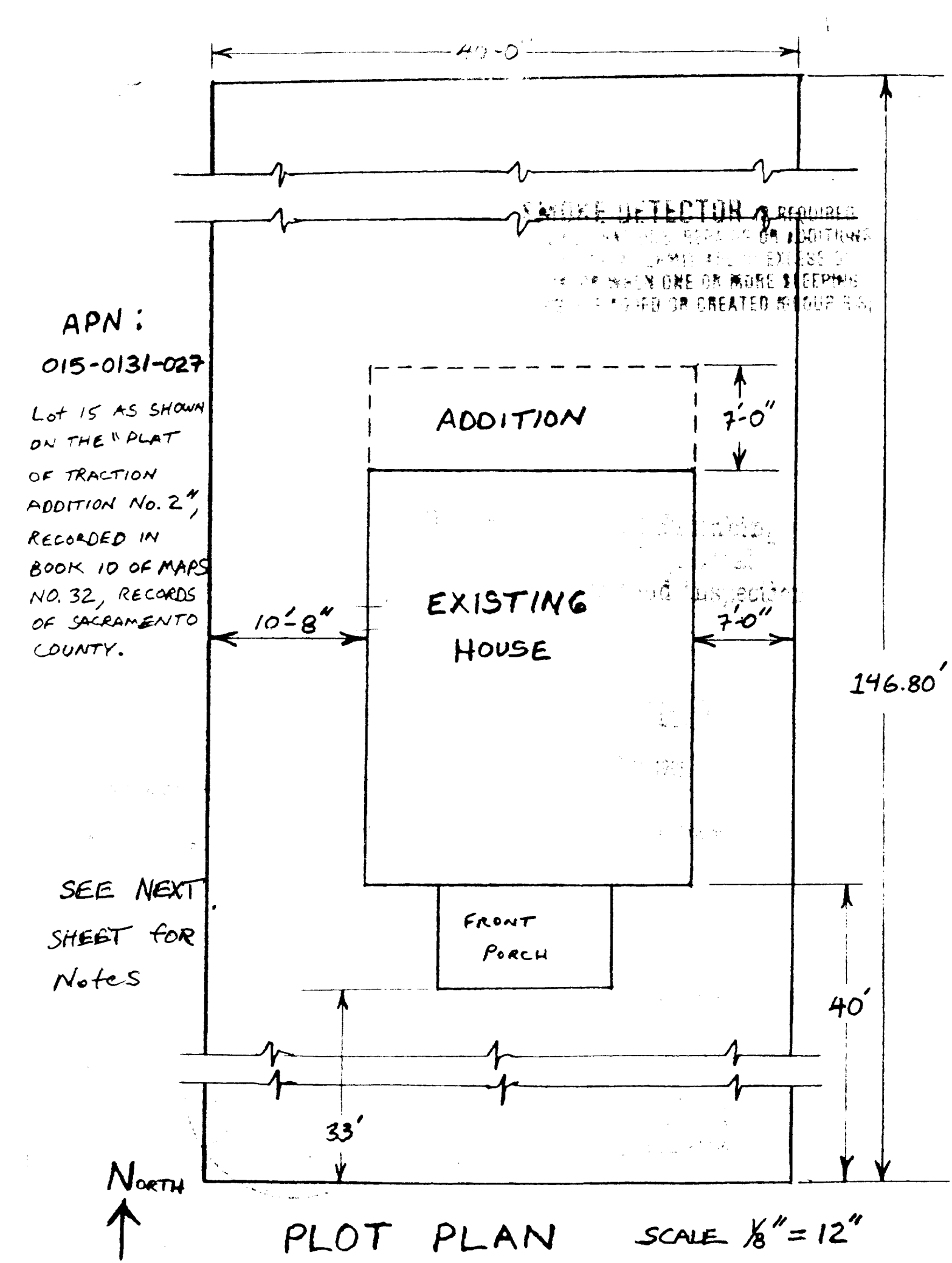
Carrier Policy Number Exp Date

T.V (This section need not be completed if the permit is for $100.00 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.

Date 7-12-00 Applicant Signature Tom Ver Hoef

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.



PLOT PLAN SCALE 1/8" = 12"

5133 9th AVENUE

GENERAL NOTES (FRAMING)

1. Solid block between joists or girders to support a bearing wall which runs parallel to joists or girders and is not centered over same.
2. Remove all foreign material from crawl space under floor areas.
3. 7'0" minimum finished ceiling height in kitchens, halls, bathrooms, and untility rooms (UBC 91 Sec 1207).
4. 7'6" minimum ceiling height in habitable rooms (UBC 91, Sec. 1207).
5. Finish or natural grade, whichever is lower, determines the depth of concrete footings. Step type footings may be used.
6. Total required window area for any room shall not be less than 10 square feet, or one tenth (1/10th) of the floor area, whichever is greater. Bathrooms and laundry room require one twentieth (1/20th) of the floor area in ventilation with a minimum of 1.5 square feet. Mechanical ventilation may be substituted which provides for two (2) air changes per hour. One-fifth (1/5th) of the air supply shall be taken from the outside for all rooms except bathrooms and laundry rooms, which require five air changes per hour with a direct exhaust connection to outside air. Bathrooms which contain only a water closet or lavatory or combination thereof, and similar rooms, may be ventilated with an approved mechanical recirculating fan (UBC 91. Sec. 1205).
7. All exterior studs to be standard grade or better.
8. Double sills recommended on windows wider than 6'0".
9. When ceiling joists do not parallel rafters, use minimum 1 X 4 rafter ties not more than 4' on center to connect rafters on either side of ridge board [UBC 91 Sec. 2517 (h)5]
10. Solid blocking is required over bearing walls between ceiling joists and rafters.
11. There shall be a ridgeboard at least 1 inch nominal thickness at all ridges and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a single valley or hip rafter not less than a 2 inch nominal thickness and not less in depth than the cut end of the rafter [UBC 91 Sec. 2517 (h)3].
12. Cutting and notching: In exterior walls and bearing partitions, any wood stud may be cut or notched to a depth not exceeding 25% of its width. Cutting or notching of studs to a depth not greater than 40% of the width of the stud is permitted in non-bearing partitions supporting no loads other than the width of the partitions. [UBC 91. Sec. 2517(g)8].
13. Bored holes: A hole not greater in diameter than 40% of the stud's width may be bored in any wood stud. Bored holes not greater than 60% of the width of the stud are permitted in non-bearing partitions or in any wall where each bored stud is doubled, provided not more than two such successive doubled studs are so bored. In no case shall the edge of the bored hole be nearer than 5/8 inch to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch [UBC 91 Sec. 2517(g)9].
14. All escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet. The minimum clear height dimension shall be 24 inches and the minimum net clear openable width dimension shall be 20 inches. These windows shall have a finished sill height not more than 44 inches above the floor (UBC 91 Sec. 1204).
15. Floor joist must be doubled under bearing partitions running parallel with joist.
16. Accessible under-floor areas shall be provided with a minimum 18 inch by 24 inch access opening unobstructed by pipes, ducts and similar construction. All under-floor access openings shall be effectively screened or covered. Pipes, ducts, and other construction shall not interfere with accessibility to or within under-floor area [UBC 91 Sec. 2516(c)2].
17. Attic access shall not be less than 22 inches by 30 inches. 30 inch minimum clear head room shall be provided above the access opening. Attics with a maximum vertical clear height of less than 30 inches need not be provided with access openings. Access shall be from a corridor, hallway or other readily accessible location. [UBC 91 Sec. 3205(a)].
18. Stairway in dwellings to have a minimum tread width of 9 inches and maximum riser of 8 inches. These shall not vary more than 3/8 of an inch from shortest to tallest riser and from narrowest to widest for treads. Landings shall be as long as stairs are wide, but need not exceed 44 inches [UBC 91 Sec. 3306(c)&(g)].
19. Stairways shall be 36 inches wide minimum [UBC 91 Sec. 3306(b)].
20. Handrails shall be 34 inches to 38 inches measured from the nose of the tread [UBC 91 Sec.3306(i)].
21. Special attention should be given to framing members that will have plumbing or mechanical pipes installed in them or through them. If bored holes or notches cannot comply with #12 or #13 of these general notes, then appropriate framing members shall be used to accommodate these pipes and still leave walls and floors structurally sound.

STUB OUT ADDITIONAL WIRING CIRCUITS
STUB OUT ABS & WATER SUPPLY
FRAME OUT OPENING FOR Kitchen & Bath
Put Water Line in TRENCHES FOR SPRINKLERS

TABLE NO. 25-Q—NAILING SCHEDULE

CONNECTION	NAILING[1]
1. Joist to sill or girder, toenail	3-8d
2. Bridging to joist, toenail each end	2-8d
3. 1" x 6" subfloor or less to each joist, face nail	2-8d
4. Wider than 1" x 6" subfloor to each joist, face nail	3-8d
5. 2" subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate to joist or blocking, face nail	16d at 16" o.c.
7. Top plate to stud, end nail	2-16d
8. Stud to sole plate	4-8, toenail or 2-16d, end nail
9. Double studs, face nail	16d at 24" o.c.
10. Doubled top plates, face nail	16d at 16" o.c.
11. Top plates, laps and intersections, face nail	2-16d
12. Continuous header, two pieces	16d at 16" o.c. along each edge
13. Ceiling joists to plate, toenail	3-8d
14. Continuous header to stud, toenail	4-8d
15. Ceiling joists, laps over partitions, face nail	3-16d
16. Ceiling joists to parallel rafters, face nail	3-16d
17. Rafter to plate, toenail	3-8d
18. 1" brace to each stud and plate, face nail	2-8d
19. 1" x 8" sheathing or less to each bearing, face nail	2-8d
20. Wider than 1" x 8" sheathing to each bearing, face nail	3-8d
21. Built-up corner studs	16d at 24" o.c.
22. Built-up girder and beams	20d at 32" o.c. at top and bottom and staggered 2-20d at ends and at each splice

CONNECTION	NAILING[1]
23. 2" planks	2-16d at each bearing
24. **Plywood and particleboard:**[5]	
Subfloor, roof and wall sheathing (to framing):	
1/2" and less	6d[2]
19/32"-3/4"	8d[3] or 6d[4]
7/8"-1"	8d[2]
1 1/8"-1 1/4"	10d[3] or 8d[4]
Combination Subfloor-underlayment (to framing):	
3/4" and less	6d[4]
7/8"-1"	8d[4]
1 1/8"-1 1/4"	10d[3] or 8d[4]
25. **Panel Siding (to framing):**	
1/2" or less	6d[6]
5/8"	8d[6]
26. **Fiberboard Sheathing:**[7]	
1/2"	No. 11 ga.[8] 6d[3] No. 16 ga.[9]
25/32"	No. 11 ga.[8] 8d[3] No. 16 ga.[9]

[1]Common or box nails may be used except where otherwise stated.
[2]Common or deformed shank.
[3]Common.
[4]Deformed shank.
[5]Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at all supports where spans are 48 inches or more. For nailing of plywood and particleboard diaphragms and shear walls, refer to Section 2513 (c). Nails for wall sheathing may be common, box or casing.
[6]Corrosion-resistant siding or casing nails conforming to the requirements of Section 2516 (j) 1.
[7]Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports.
[8]Corrosion-resistant roofing nails with 7/16-inch-diameter head and 1 1/2-inch length for 1/2-inch sheathing and 1 3/4-inch length for 25/32-inch sheathing conforming to the requirements of Section 2516 (j) 1.
[9]Corrosion-resistant staples with nominal 7/16-inch crown and 1 1/8-inch length for 1/2-inch sheathing and 1 1/2-inch length for 25/32-inch sheathing conforming to the requirements of Section 2516 (j) 1.

SPAN TABLES
USING D.F. #2 STD AND BTR

FLOOR JOISTS: 40 lbs/Sq. Ft.

SIZE	*SPACING*	*SPAN W/FINISH CLG BLW*	*SPAN W/ NO CLG BELOW*
2 X 6	12" oc	10' - 0"	10' - 11'
	16" oc	9' - 1"	9' - 11"
	24" oc	7' - 8"	8' - 6"
2 X 8	12" oc	13' - 2"	14' - 5"
	16" oc	12' - 0"	13' - 1"
	24" oc	10' - 3"	11' - 3"
2 X 10	12" oc	16' - 10"	18' - 5"
	16" oc	15' - 2"	16' - 9"
	24" oc	13' - 4"	14' - 4"
2 X 12	12" oc	20' - 4"	22' - 4"
	16" oc	18' - 3"	20' - 4"
	24" oc	16' - 3"	17' - 5"

CEILING JOISTS: 5 lbs/ Sq. Ft. D.L. 10 lbs/ Sq. Ft. L.L.

Spacing	2 X 4	2 X 6	2 X 8	2 X 10
16' oc	11' - 6"	18' - 1"	23' - 10"	30' - 5"
24' oc	10' - 0"	15' - 6"	20' - 5"	26' - 0"

RAFTERS 20 L.B. L.L. (PROVIDE MANUFACTURE'S SPECS FOR TILE ROOFS)

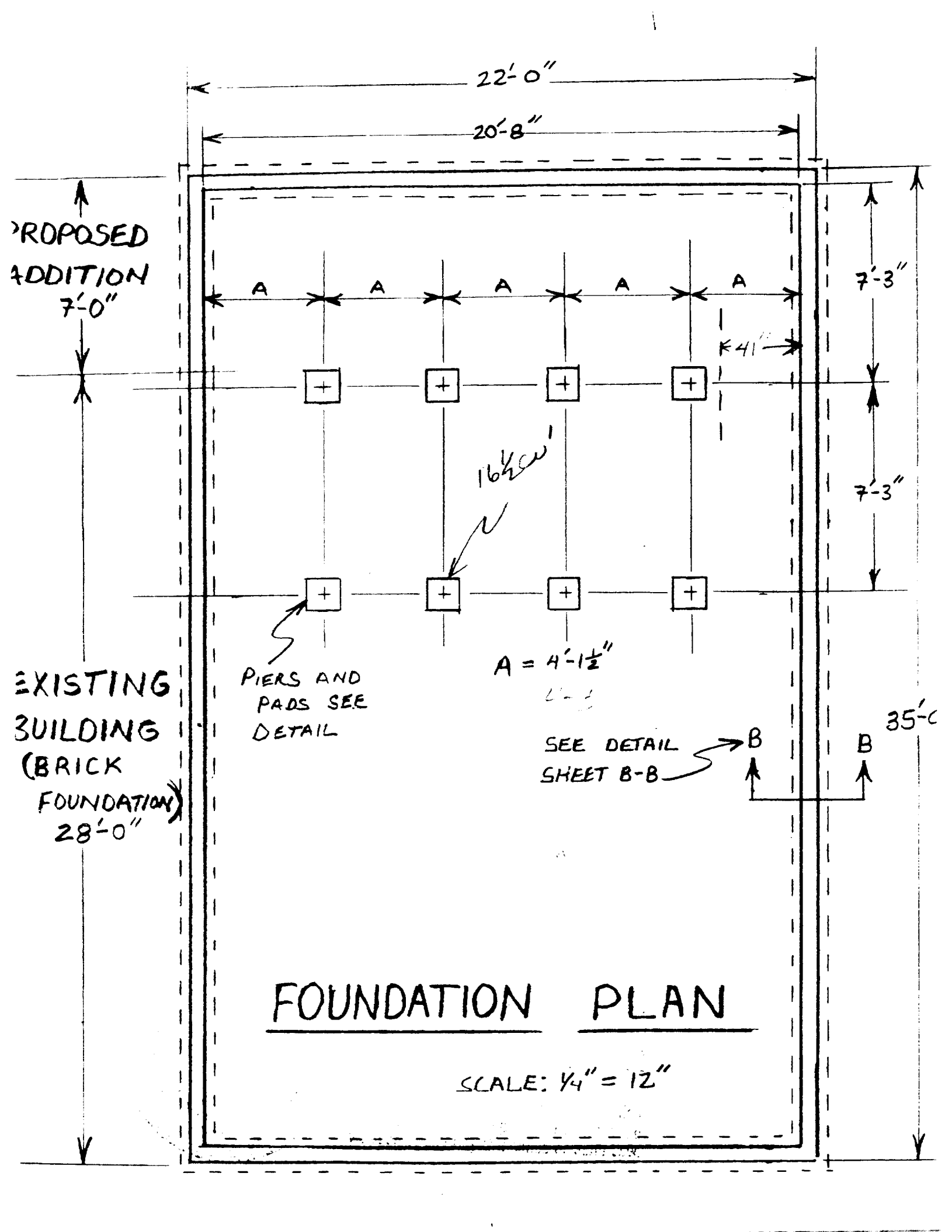
SIZE	*SPACING*	*SLOPE LESS THAN 3 IN 12 - 10# D.L.*	*SLOPE 3 IN 12 & OVER 7# D.L.*	*SUPPORTING CEILING HIGH & LOW SLOPE- 15#*
2 x 4	16" oc	8' - 8'	8' - 11"	
	24" oc	7' - 1"	7" - 3"	
2 X 6	16" oc	13' - 3"	14' - 0"	12' - 4"
	24" oc	10' - 10"	11' - 5"	10' - 0"
2 X 8	16" oc	17' - 6"	18' - 5"	16' - 3"
	24" oc	14' - 4"	15' - 1"	13' - 3"
2 X 10	16" oc	22' - 4"	23' - 7"	20' - 8"
	24" oc	18' - 3"	19' - 3"	16' - 11"

WINDOWS AND DOOR HEADERS: DOUGLAS FIR #2

SIZE	*OPENING*
2 - 2X4 OR 4X4	UP TO 4' 0"
2 - 2X6 OR 4X6	4'- 0" - 6' - 0"
2 - 2X8 OR 4X8	6' - 0" - 8' - 0"
2 - 2X10 OR 4X10	8' - 0" - 10'- 0"
2 - 2X12 OR 4X12	10' 0" - 12'- 0"
4X12	GARAGE DOOR 16' - 0"

PURLINS: DOUGLAS FIR #2

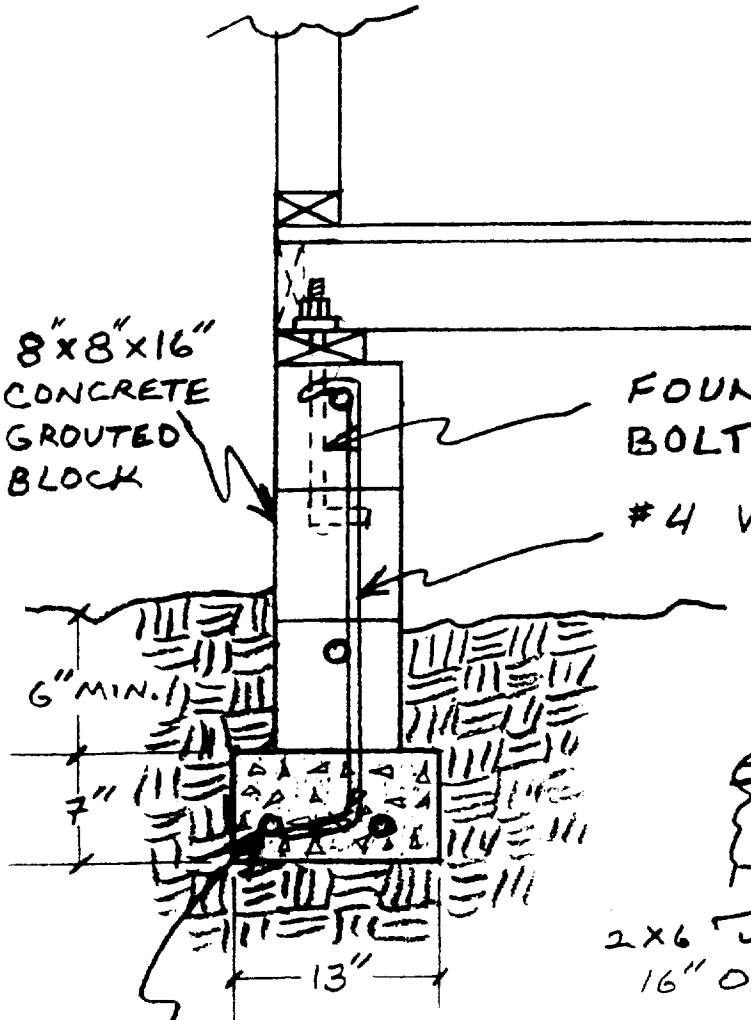
PURLIN SIZE	*STRUT SPACING*
2 X 4	2 X 4 at 6'- 0" oc
2 X 6	2 X 4 at 6' - 0" oc
2 X 8	2 X 4 at 6' - 0" oc
2 X 10	2 X 4 at 6' - 0" oc



FOUNDATION PLAN

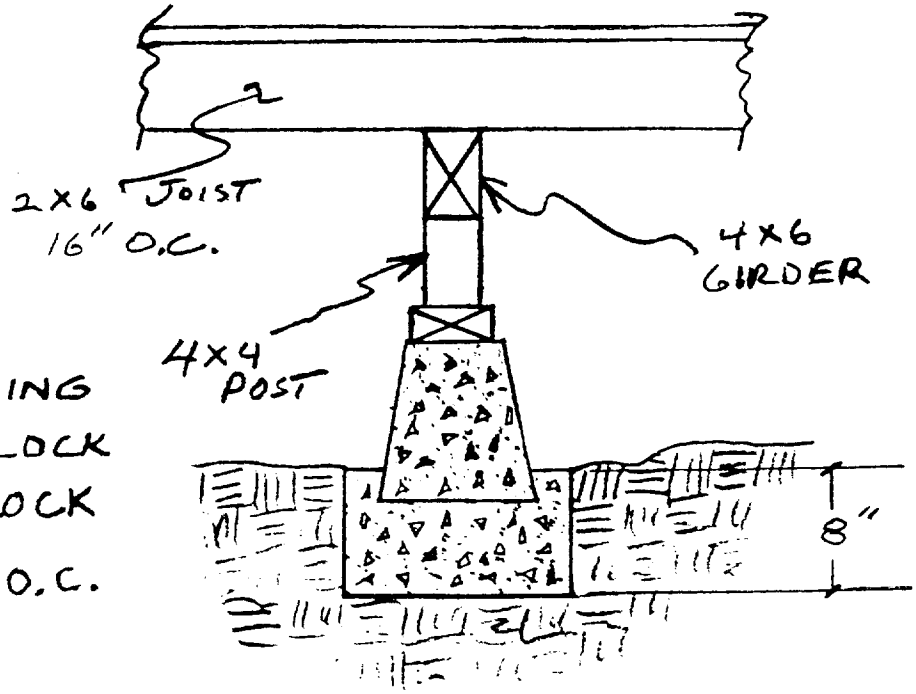
SCALE: ¼" = 12"

ICBO REPORT



SECTION BB

2 #5 REBAR IN FOOTING
1 #5 TOP OF 3rd BLOCK
1 #5 TOP OF 1st BLOCK
1 #4 VERTICLE 4'-0" O.C.

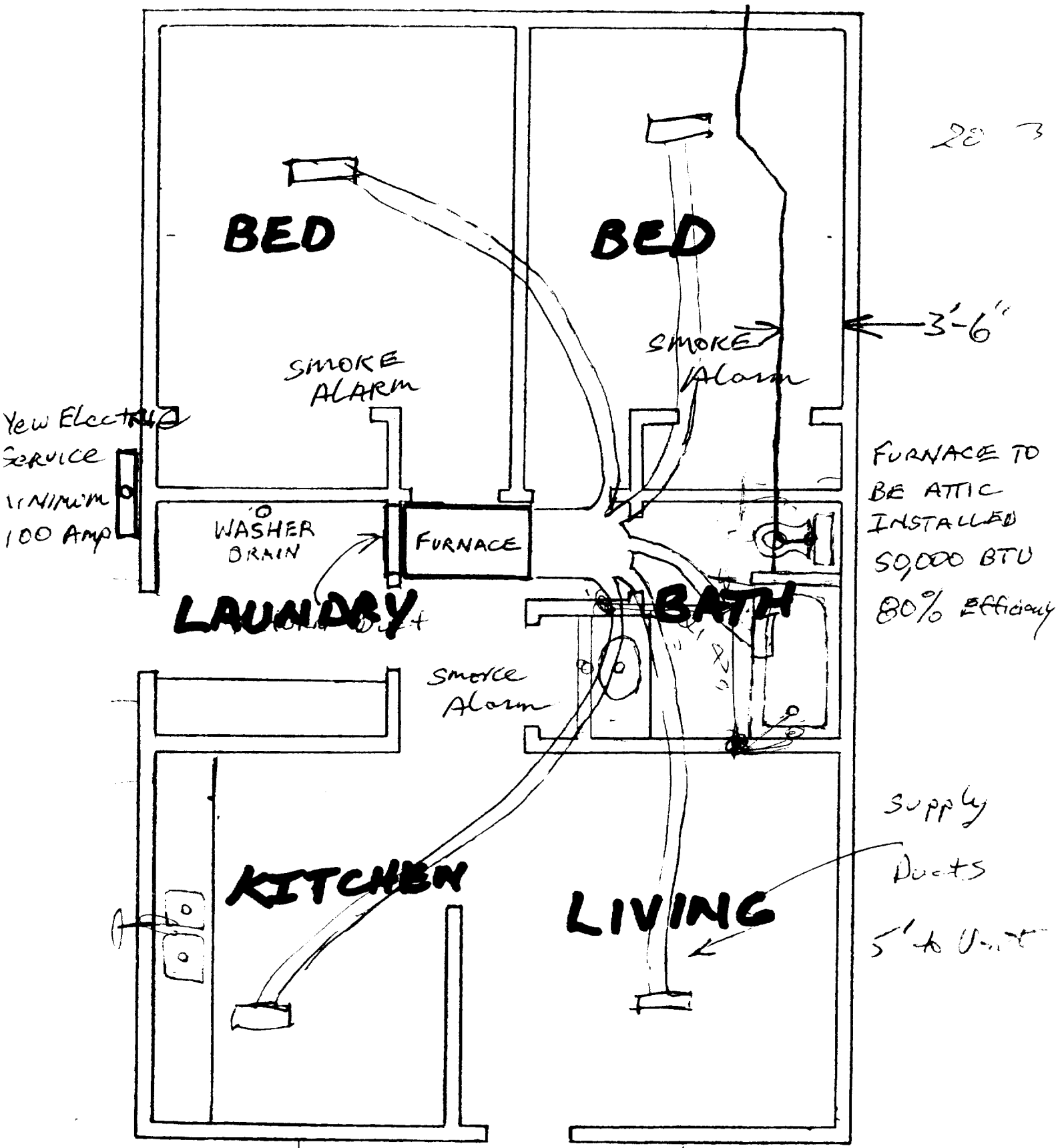


TYPICAL PIERS

PIERS TO BE 10" X 10" X 10" PRECAST WITH 6" SQ. ALL HEART REDWOOD BLOCK SET 2" INTO CONC. PAD 14" X 14" X 8"

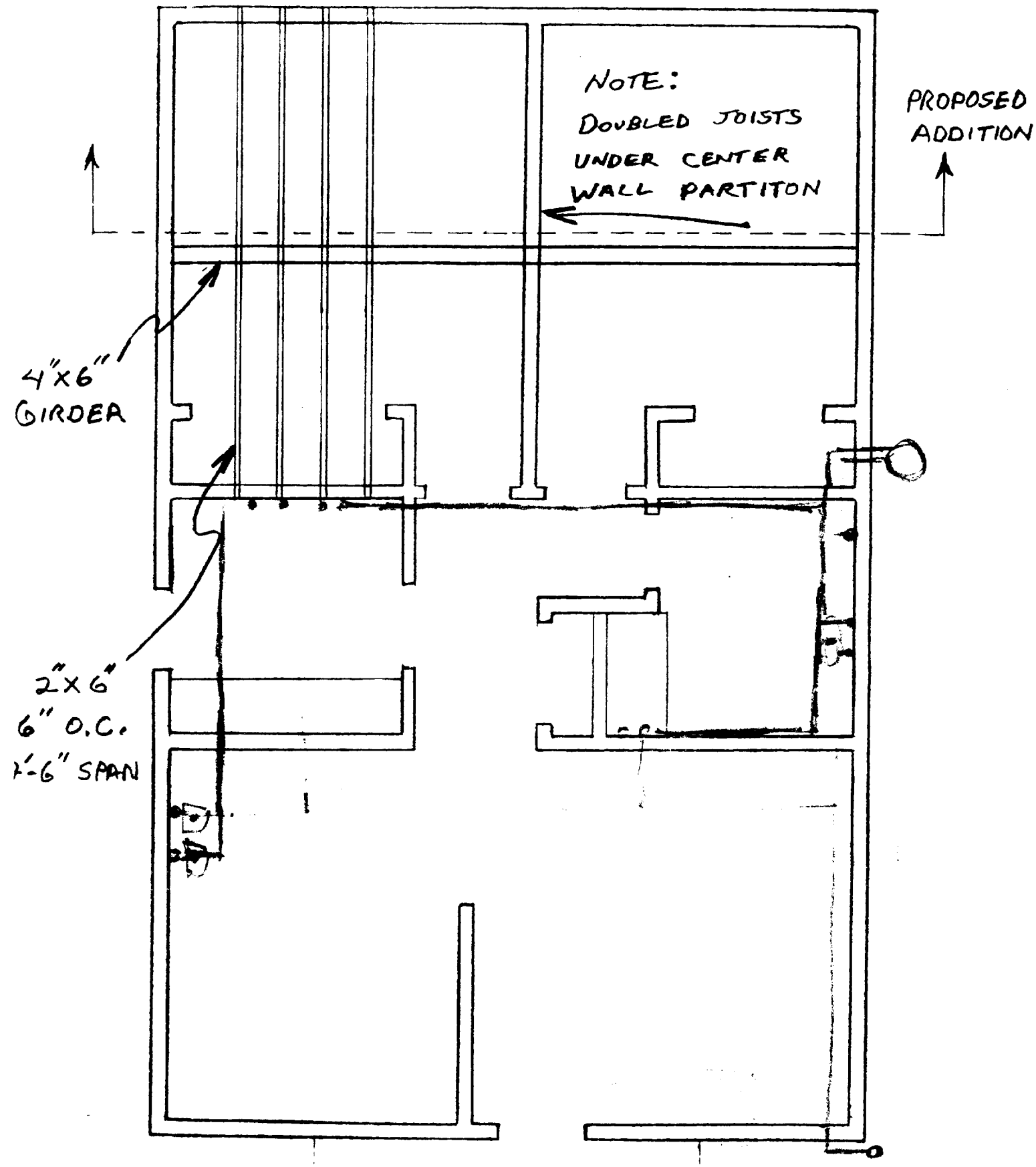
FOUNDATION DETAIL

SCALE: 1" = 12"



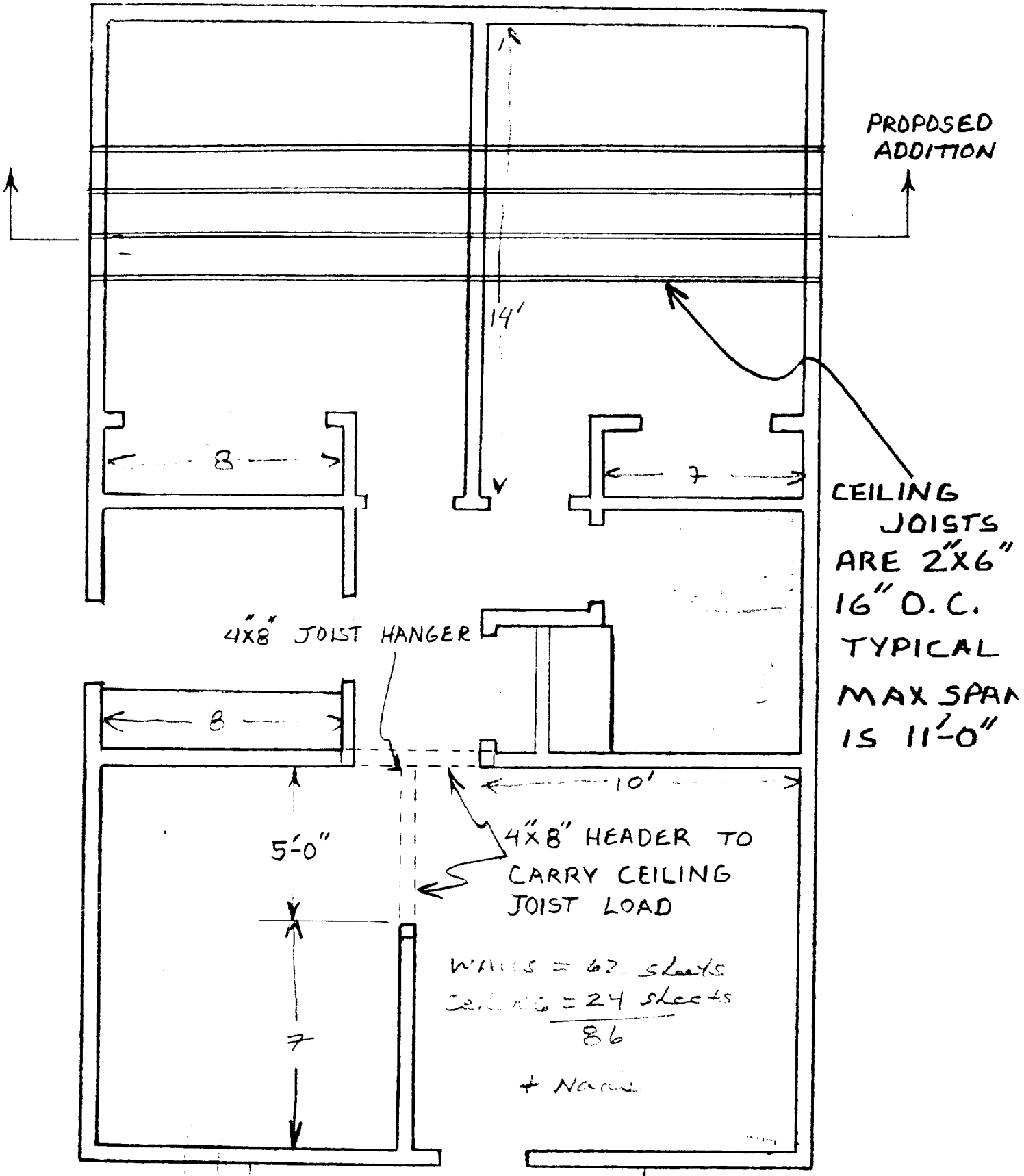
Rod O'Connor

Jay Goodman



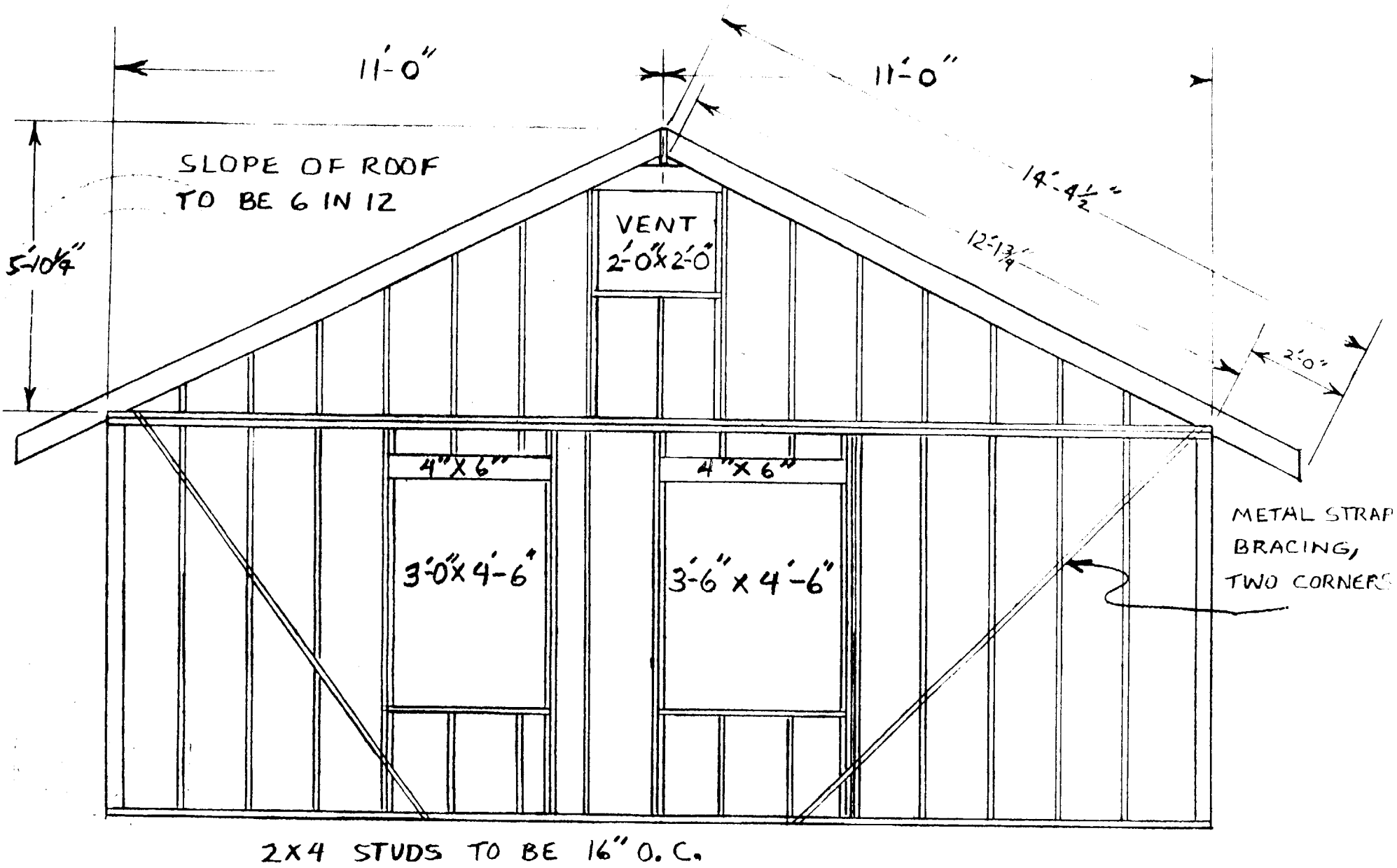
FLOOR JOISTING IN NEW AND RECONSTRUCTED SECTION

SCALE: 1/4" = 12"



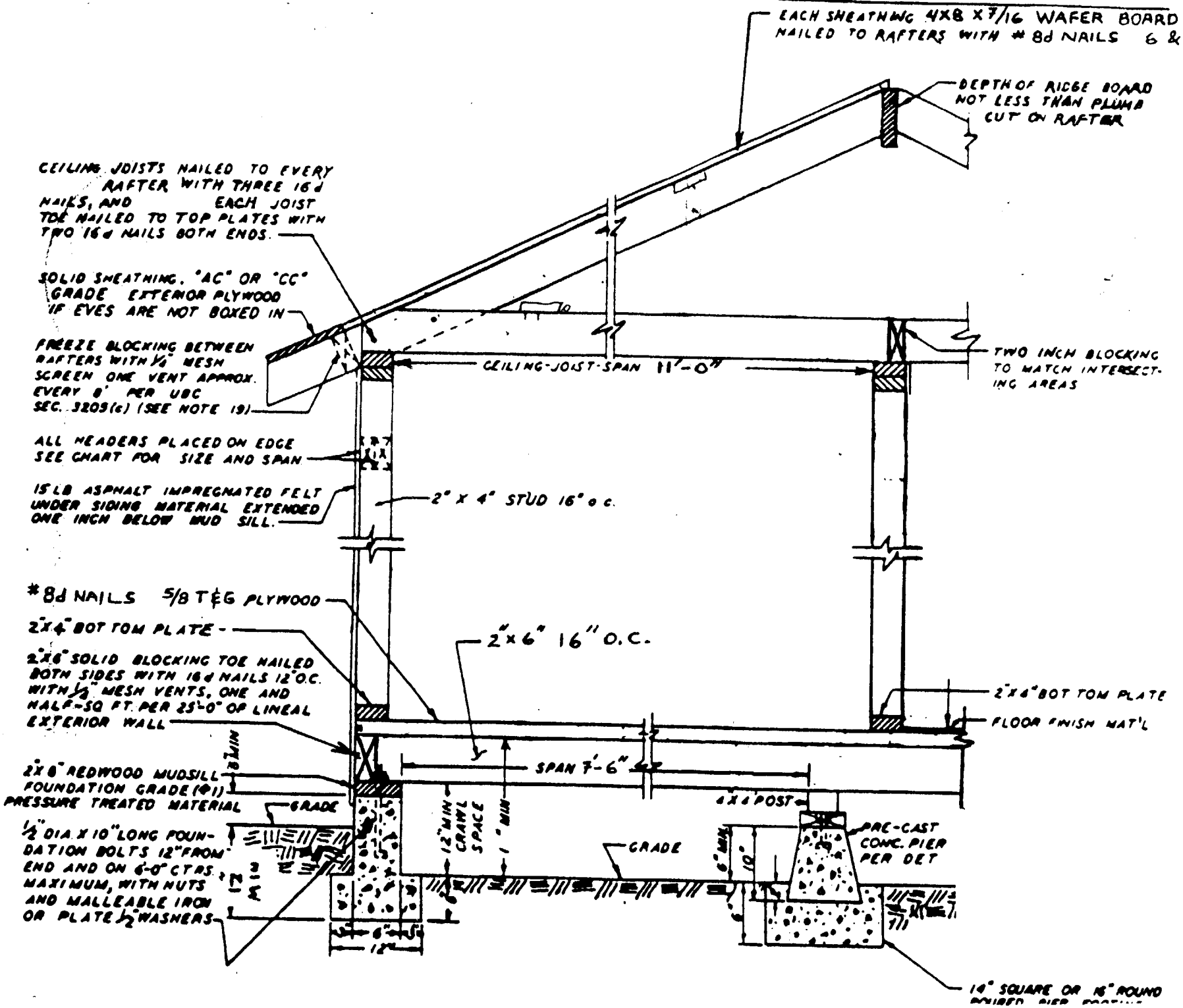
CEILING JOISTING IN NEW AND RECONSTRUCTED SECTION

SCALE: 1/4" = 12"

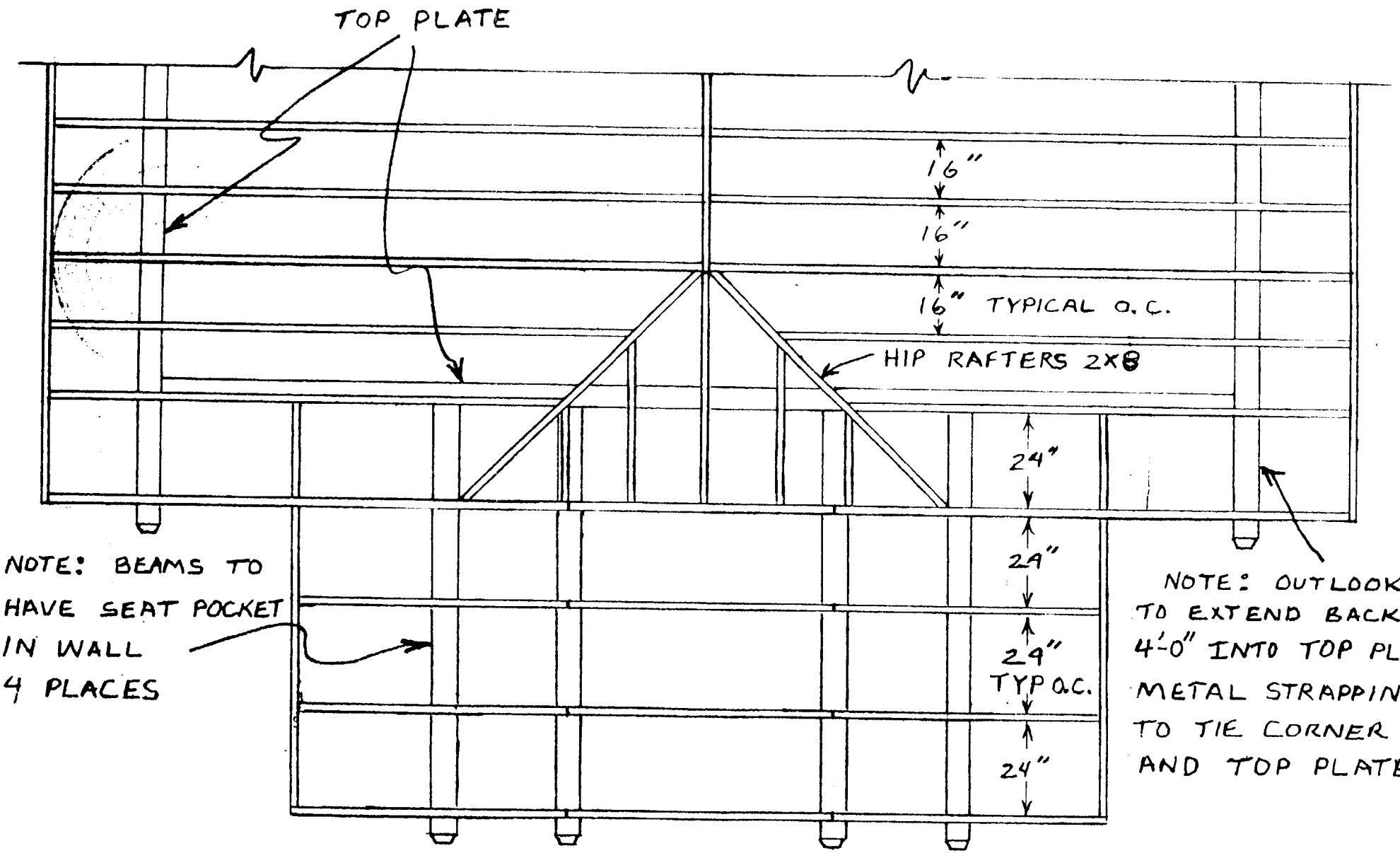


END WALL (NORTH) FRAMING

SCALE 3/4"=1'-0"

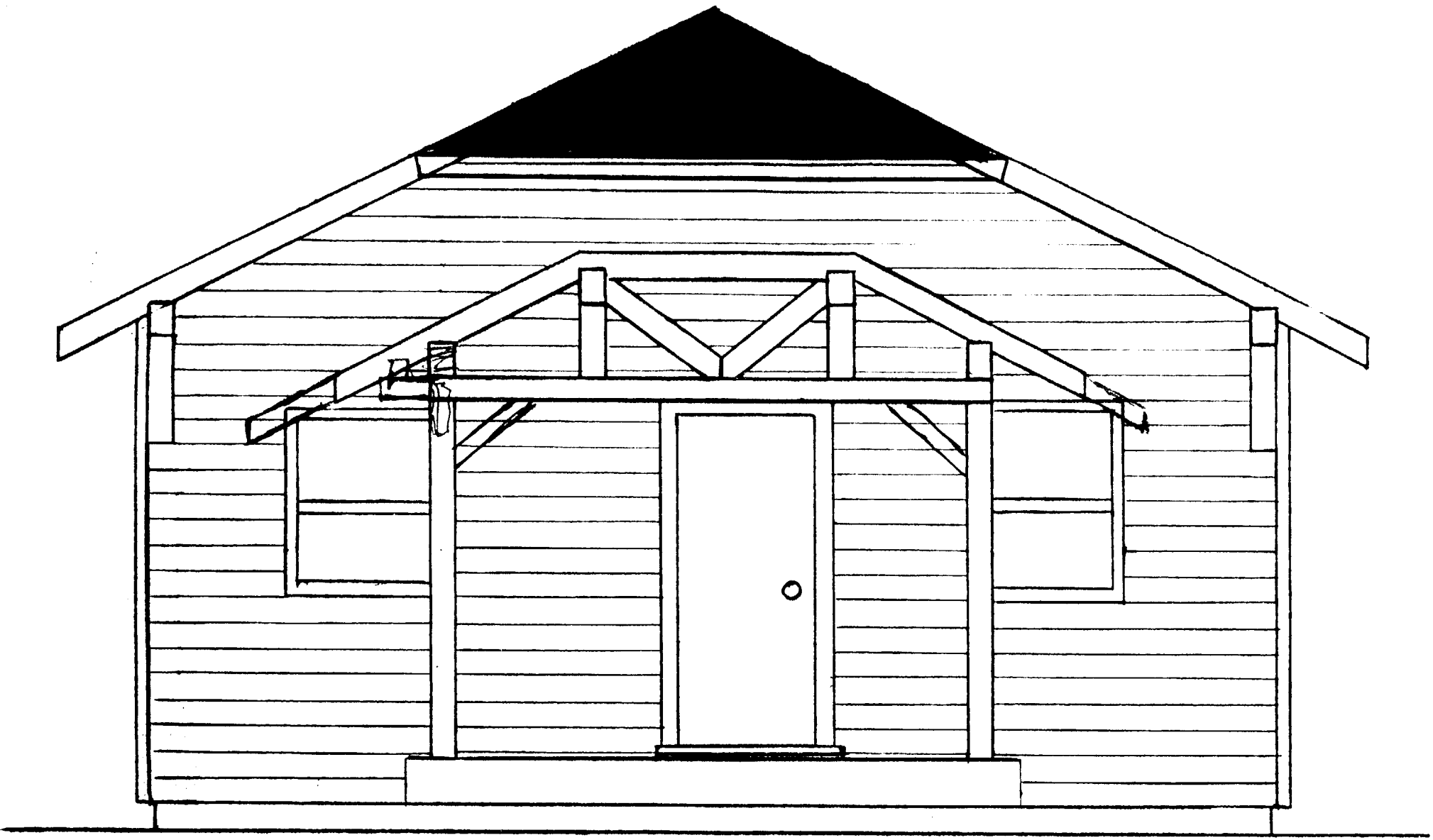

EACH SHEATHING 4X8 X 7/16 WAFER BOARD NAILED TO RAFTERS WITH # 8d NAILS 6 & 12
DEPTH OF RIDGE BOARD NOT LESS THAN PLUMB CUT ON RAFTER
CEILING JOISTS NAILED TO EVERY RAFTER WITH THREE 16d NAILS, AND EACH JOIST TOE NAILED TO TOP PLATES WITH TWO 16d NAILS BOTH ENDS.
SOLID SHEATHING. "AC" OR "CC" GRADE EXTERIOR PLYWOOD IF EVES ARE NOT BOXED IN
FREEZE BLOCKING BETWEEN RAFTERS WITH 1/8" MESH SCREEN ONE VENT APPROX. EVERY 8' PER UBC SEC. 3203(c) (SEE NOTE 19)
CEILING-JOIST-SPAN 11'-0"
TWO INCH BLOCKING TO MATCH INTERSECTING AREAS
ALL HEADERS PLACED ON EDGE SEE CHART FOR SIZE AND SPAN
15 LB ASPHALT IMPREGNATED FELT UNDER SIDING MATERIAL EXTENDED ONE INCH BELOW MUD SILL.
2" X 4" STUD 16" o.c.
*8d NAILS 5/8 T&G PLYWOOD
2"x4" BOTTOM PLATE
2"x6" 16" O.C.
2"x6" SOLID BLOCKING TOE NAILED BOTH SIDES WITH 16d NAILS 12" O.C. WITH 1/8" MESH VENTS, ONE AND HALF-SQ FT. PER 25'-0" OF LINEAL EXTERIOR WALL
2"x4" BOTTOM PLATE
FLOOR FINISH MAT'L
SPAN 7'-6"
2"x8" REDWOOD MUDSILL FOUNDATION GRADE (#1) PRESSURE TREATED MATERIAL
GRADE
4"x4" POST
PRE-CAST CONC. PIER PER DET
1/2" DIA. X 10" LONG FOUNDATION BOLTS 12" FROM END AND ON 6'-0" CTRS. MAXIMUM, WITH NUTS AND MALLEABLE IRON OR PLATE 1/2" WASHERS
12" MIN CRAWL SPACE
1" MIN
GRADE
6" MIN
10"
6"
12"
14" SQUARE OR 16" ROUND

NOTE: OPPOSITE GABLE END HAS 24" OVERHANG WITH 2"x4"s TURNED FLAT EVERY 4'-0" O.C. TO SUPPORT RAKE.



ROOF FRAMING PLAN

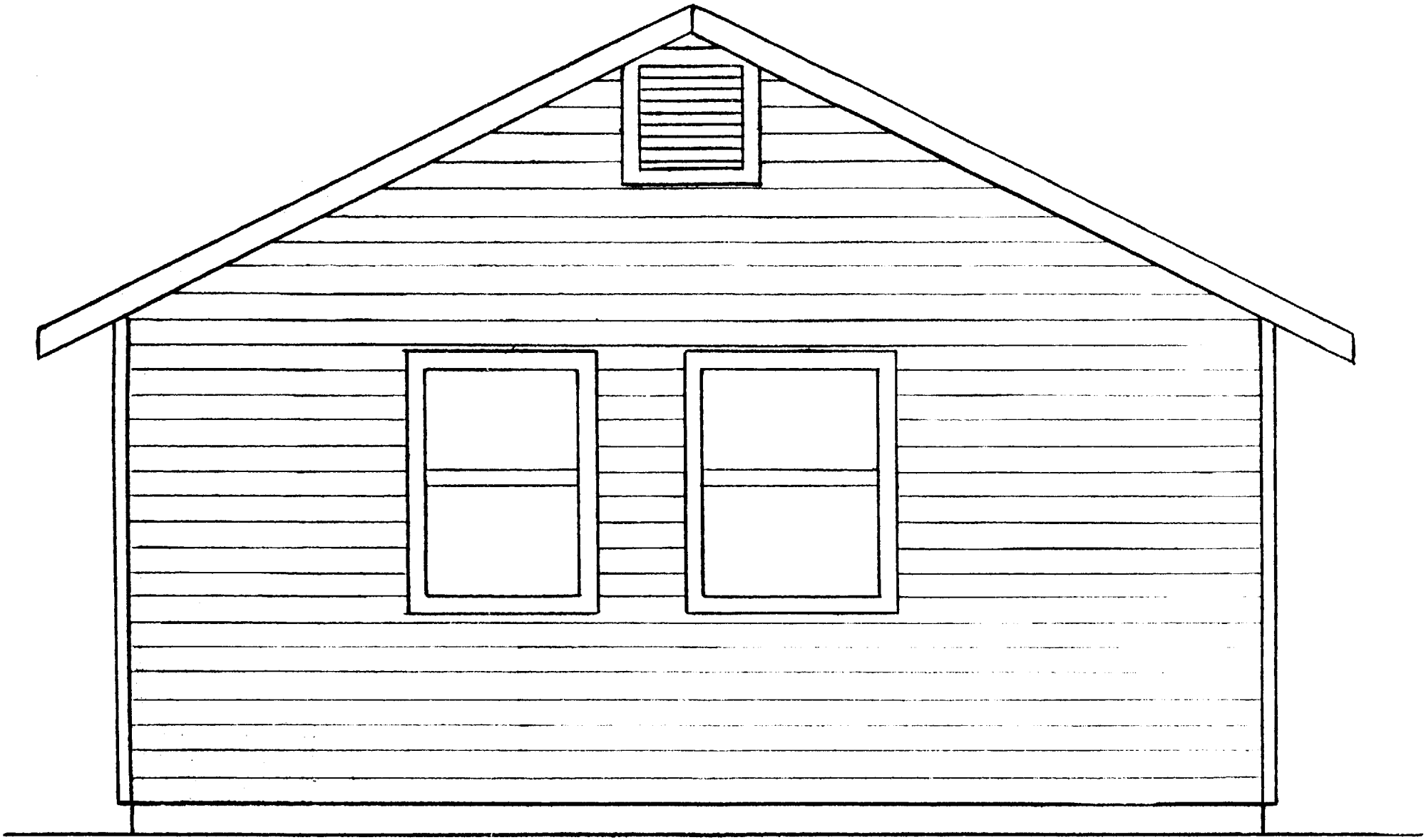
SCALE: 3/4" = 1'



SIDING AND WINDOWS EXISTING

SOUTH ELEV

SCALE: 3/8"=1'



SIDING TO BE COTTAGE LAP TO MATCH EXISTING 1"X6"

WINDOWS TO BE 3'-0"X4'-6" AND 3'-6'X4'-6" INSULTED GLASS

NORTH ELEV

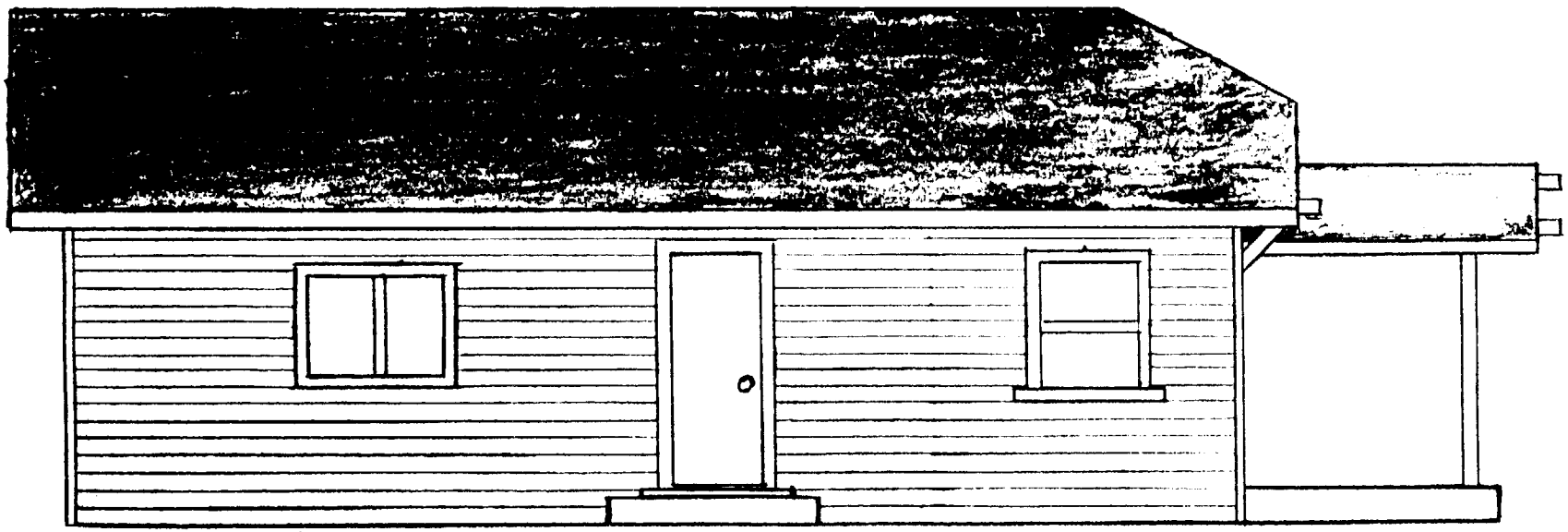
31" - 17"

ROOFING TO BE ASPHALT COMPOSITION.

SIDING ON ADDITION TO MATCH EXISTING 1X6 SHIPLAP.

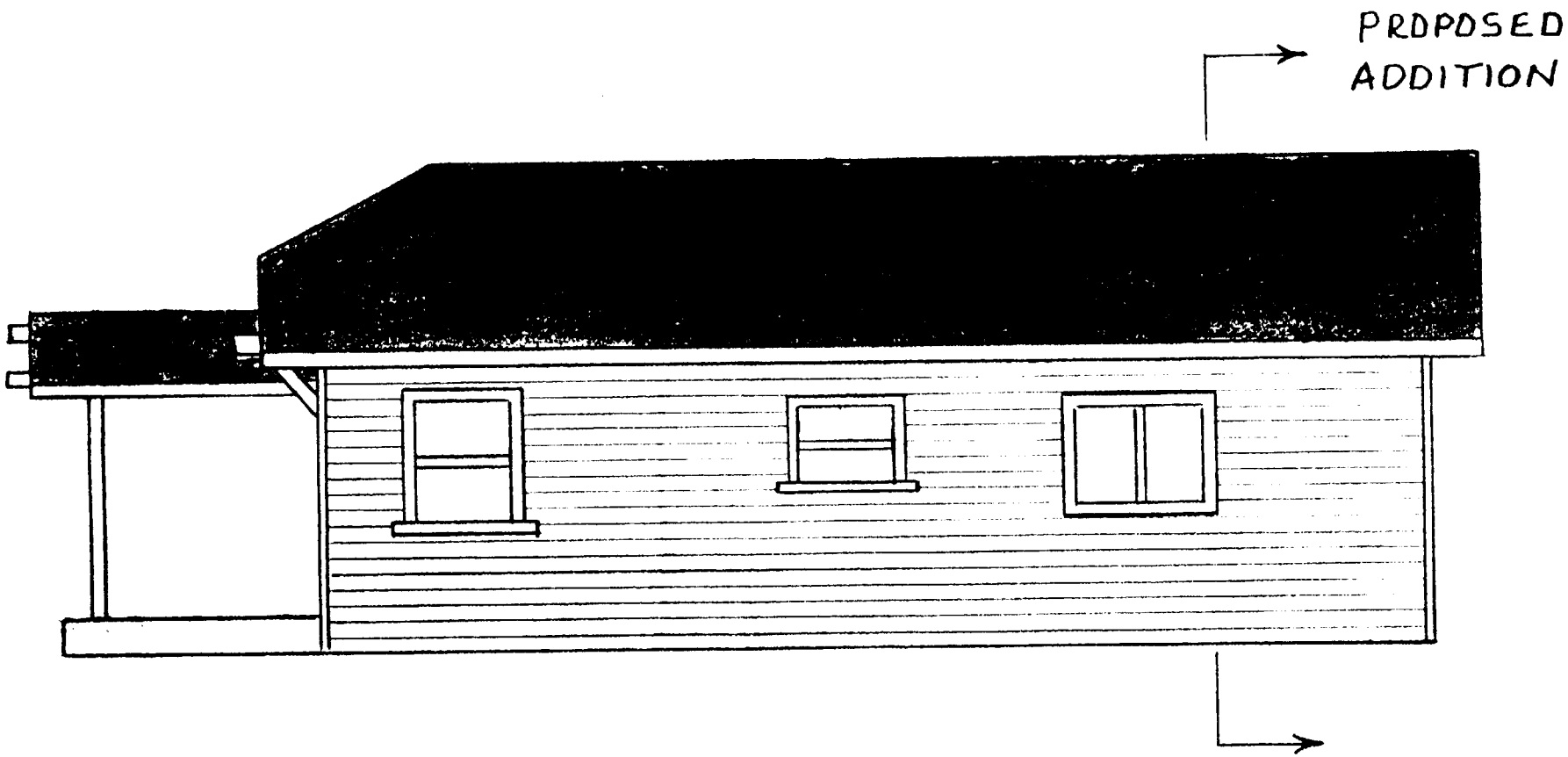
EXPOSED BEAMS TO BE COVERED WITH COPPER SHEET METAL.

PROPOSED ADDITION



WEST ELEV

SCALE 3/16"=12"



EAST ELEV

SCALE 3/16" = 12"

CITY OF SACRAMENTO - BUILDING INSPECTION DIVISION
SPECIAL PACKAGE D/E FOR RESIDENTIAL ADDITIONS IN CLIMATE ZONE 12
100 TO 999 SQUARE FEET

NOTE: ADDITIONS OF 100 SQUARE FEET OR L[illegible] WITH 50% OR LESS GLAZING NEED MEET ONLY APPLICABLE FEATURES OF MANDATOR[illegible] MEASURES CHECKLIST ON BACK OF THIS FORM.

CERTIFICATE OF COMPLIANCE CF 1R ADDITION

Project Title _____ Date 5-10-95

Project Address 5433 9th Ave Sacto

Total Floor Area Addition 159 Addition and existing total 770

Total Glazing Area Addition 28 Glazing removed existing 28

REQUIREMENTS THAT APPLY TO NEW AREA: BUILDING SHELL INSULATION:

COMPONENT	TYPE (BATT OR BLOWN)	100 SQUARE FEET R VALUE MINIMUM	101 - 999 SQUARE FEET R VALUE MINIMUM
Ceiling	_____	R - 19	R - 38
Wall	_____	R - 13	R - 13
Raised Floor	_____	R - 13	R - 19

Shading

North/South Facing Glazing 0.66 maximum Enter Shading Device: _____

East/West Facing Glazing 0.40 maximum Enter Shading Device: _____

Fenestration (Glazing) DOUBLE REQUIRED _____ U =.75 MAX

Maximum Glazing Area of New Addition 16% (Example: New Glazing (-) Removal of Existing Glazing + Total Area Additional Square Footage

Thermal Mass: Package D = 20 per cent OK COMPLETE ATTACHED WORKSHEET
See Worksheet Package E = 05 per cent _____

NEW HEATING, COOLING OR DOMESTIC WATER HEATING:

Systems installed in conjunction with addition must comply with the appliance standards applicable to new residences. Complete the following standards if new equipment is being installed in conjunction with the room addition; cannot add electric resistant heat:

HVAC SYSTEMS Type (Furnace, air conditioner, heat pump)	Minimum Efficiency (SE, SEER, HSPF)	Duct Insulation	Output (Btuh)	Manufacturer/Model # (Or approved equal)
NEW	78% / 6.8	R - 4.2	_____	_____
_____	10.0 / 9.7	R - 4.2	_____	_____

HOT WATER SYSTEMS