

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0003460

Insp Area: 2

Site Address: 7249 GLORIA DR SAC
Parcel No: 031-0450-036

Sub-Type: ASFR

Housing (Y/N): N

CONTRACTOR

OWENS YUEN CONSTRUCTION
6520 HAVENSIDE DR
SAC CA 95831

OWNER

TANG LIM TANG/SHEUT WING
6985 WARBLER WY
SACRAMENTO CA 95831

ARCHITECT

Nature of Work: ROOM ADDITION (169SQ FT)

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.

License Class B License Number 307008 Date 4/4/00 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: _____

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.

Date 4/4/00 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.

____ 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

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 these provisions.

Date 4/4/00 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.

Date of Request: 4/4/09
By: OWEN YUEN

**CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST**

Project Address: 7249 Gloria Dr SACTO

Assessor's Parcel Number: 031-0450-036

Previous Use: SFR

Description of Request/Proposed Use: Room Addition

Is This a Change of Use? NO

Zoning Designation: R-1

Prior Applications for Project Site(P#, Z#, DRPB#): _____

Comments: _____

Are There Any Planning Issues?: (circle one) YES NO

* Staff Site Plan Check Required? (Circle one) YES NO

* Field Inspection Required? (Circle one) YES NO

* Design Review/Preservation Required?: (Circle one) YES NO

Planning Review by/Date: W. J. 160402 4/4/09

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

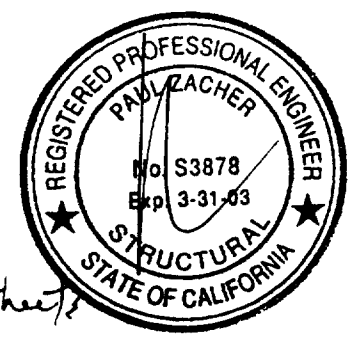
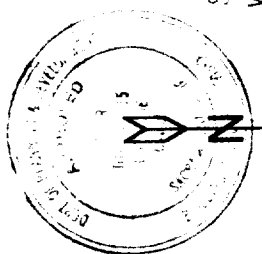
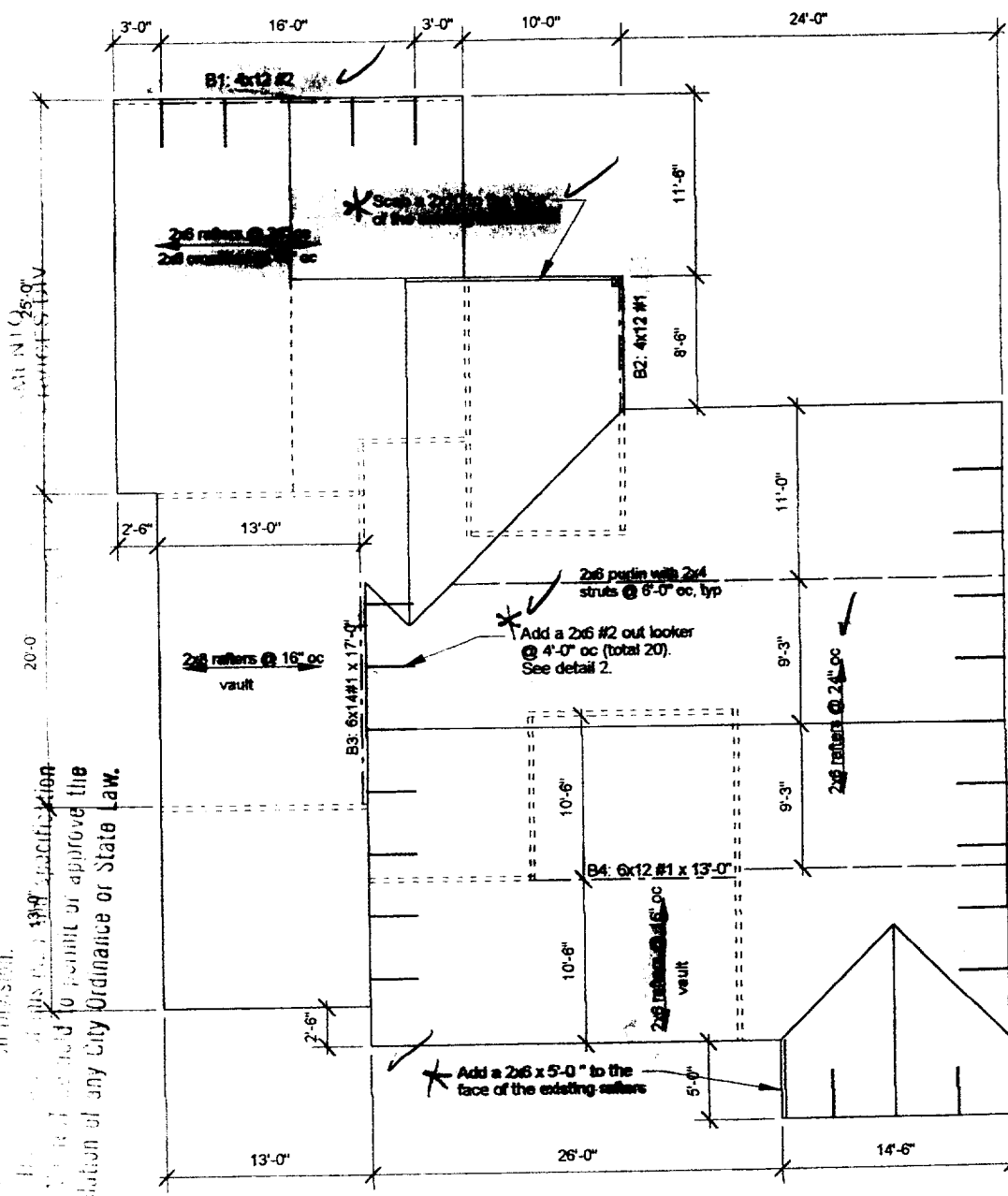
MICROFILM AFTER FINAL

ED

2000

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 authorization from the City of Los Angeles.

By the approval of this set of specifications, the contractor is held to permit or approve the violation of any City Ordinance or State Law.

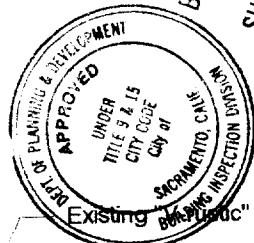


* See work required
 * * New out lookers @ 4' oc. See detail, next sheet.
 Check all highlighted items
 See work, this sheet, & details next 2 sheets

- Notes:**
1. This is a reroof project. The new roofing material shall be a Light Weight Concrete Tile. The tile shall weigh less than or equal to 7.0 psf.
 2. All rafters are 2x6 DF#2 and hips and valleys are 2x8 DF#2 unless otherwise noted.
 3. All existing rafter, hips, valleys, rafter ties, and purlins are braced per UBC Section 2320.12 "Roof and Ceiling Framing" unless otherwise shown.
 4. All structural wood members that were observed appear to be in sound condition and without structural defect.

1 ROOF PLAN - KING
 Not to Scale
 7 Nov 8. 5/13/00 8 sheets total

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 specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.



3 - 16d's, existing fascia to outlooker

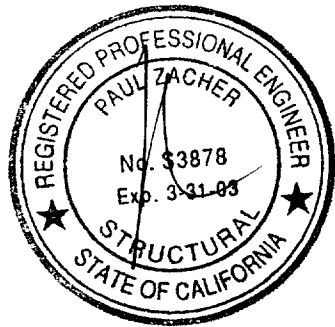
2x6 outlooker @ 4'-0" oc

3 - 16d's, existing rafter to outlooker

Existing fascia

Notch existing rafter as req'd

Existing studwall



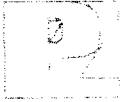
2

DETAIL

scale: 1/2" = 1'-0"

8
Details

king



Paul Zacher - Structural Engineers
4701 Lakeside Way
Fair Oaks, CA 95628

TEL: 916.961.3960
FAX: 916.961.6552

RECOMMENDATIONS:

If any of the following recommendations do not correspond to actual field conditions, the engineer of record shall be notified for further investigation and evaluation before continuing work.

Living Area:

1. Add 2x6 DF#2 out lookers at 4'-0" on center max. See details 1 and 2.
2. Scab a 2x10 DF#2 to the existing 2x10 fascia with 16d's @ 12" on center. See detail 1.
3. Add a 2x6 DF#2 x 5'-0" fascia with 3 - 16d's to each rafter tail. Nail the existing 2x10 fascia to the new 2x6 fascia with 3 - 16d's. See detail 1.

Garage:

4. Add 2x6 DF#2 out lookers at 4'-0" on center max. See details 1 and 2.

It shall be noted that small hairline cracking may occur at exterior stucco and interior gypboard finished walls that are load bearing or distributing roof strut loads. These cracks are a natural occurrence as the existing structure re-distributes the new roof weight. They are cosmetic in nature and are not an indication of a structural hazard or failure.

It shall be noted that some deflection of the rafters may be evident after installation of the tile. The existing roof framing has deflected but this may not be readily evident due to the uneven nature of the existing roofing material. Concrete tile is a very consistent and uniform product and when installed in an even plane, even small deflections can become apparent. This is only a cosmetic issue and not a structural concern.

The inspection consisted of visual observation only, made solely to determine the structural capacity of the existing roof. Analysis does not determine any effects on the overall structure under lateral forces or effects on the foundation unless specifically noted in the calculations and in this document. No warranties, expressed or implied, are made or intended in conjunction with this report. The inspection was made only to the portions that were accessible. The specific items noted were those that were observable and there may be defects that are not observable, or are hidden by architectural and structural materials.

If you have any questions on the above, do not hesitate to call.

Sincerely,

Paul Zacher, P.E., S.E.
file

Details.

king

Paul Zacher – Structural Engineers
4701 Lakeside Way
Fair Oaks, CA 95628

TEL: 916.961.3960
FAX: 916.961.6552

May 2, 2000

Yuen Construction
6520 Havenside Drive
Sacramento, CA 95831
TEL: (916) 428-8590
FAX: (916) 428-8590

Attn.: Mr. Owen Yuen,

re: Job 2000_117: KING



Subject: Structural Investigation Report of the Roof for the Residence located at 7249 Gloria Drive, Sacramento, CA 95831.

As requested by Mr. Owen Yuen, this is a report to determine what needs should be addressed to correct any structural deficiencies of the roof. Paul Zacher visited the site May 2, 2000. The investigation was made to determine the existing condition of the structure. All information, data and analysis contained within this report are based on the 1997 Uniform Building Code.

The following is based on visual observations with no subsurface investigation being made.

DESCRIPTION:

Type of Facility: Residence.
Year Built: Estimated 1970's vintage.
Occupancy: Residential.
No. of Stories: One.
Dimensions: Approximately 2000 square feet with a first story plate height of 8 feet.

CONSTRUCTION:

Roof:

The roof covering will consist of a Light Weight Concrete Tile over 1/2" solid sheathing. The living area is conventionally framed with 2x6 rafters spaced at 24" on center with 2x6 purlins supported at no more than 6'-0" on center by 2x4 struts bearing on walls below except for the vaulted ceiling areas. The vaulted ceiling is constructed of 2x6 and 2x8 rafters spaced at 16" on center supported at the ridge by a 6x beam. The garage area is framed with 2x6 rafters spaced at 24" on center and 2x6 cross ties spaced at 4'-0" on center.

CONCLUSIONS:

Roof:

The living and garage areas lack sufficient structural capacity for the applied live and dead loads.

DESIGN LOADING:

Roof Pitch 4 in 12
Pitch Adjustment Factor 1.05

LOCATION: ROOF

<u>MATERIAL</u>	<u>WEIGHT</u>	
Light Weight Tile	7.00	psf
Roofing felt	0.30	psf
1x4 skip sht'g	1.09	psf
1/2" OSB/ plywood	1.50	psf
2x6 rafters @ 24" oc	<u>1.00</u>	psf
	Load	10.9 psf
Roof Pitch Adjustment	<u>0.59</u>	psf
Total Load	11.5	psf

LOCATION: VAULT

<u>MATERIAL</u>	<u>WEIGHT</u>	
Light Weight Tile	7.00	psf
Roofing felt	0.30	psf
1/2" OSB/ plywood	1.50	psf
1x4 skip sht'g	1.09	psf
2x8 rafters @ 16" oc	1.99	psf
Batt/blown insul	0.50	psf
1/2" Gypboard	<u>2.50</u>	psf
	Load	14.9 psf
Roof Pitch Adjustment	<u>0.80</u>	psf
Total Load	15.7	psf

PKS
5/12/00

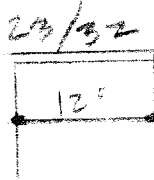
00-117

LOADING

RAFTER

DR = 11.5 psf $\times 2' = 23$ psf
LR = 16.0 $\times 2' = 32$

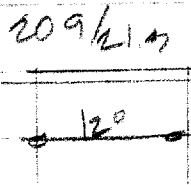
2x6^{#2}



VAULT

DR = 15.7 psf $\times 4/3 = 20.9$ psf
LR = 16.0 $\times 4/3 = 21.3$

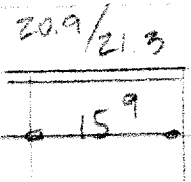
2x6^{#2} @ 16



VAULT

DR = 15.7 psf $\times 4/3 = 20.9$ psf
LR = 16.0 $\times 4/3 = 21.3$

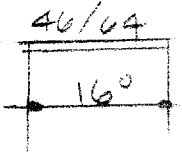
2x8^{#2} @ 16



BI

DR = 11.5 psf $\times 4' = 46$ psf
LR = 16.0 $\times 4' = 64$

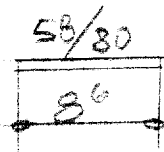
4x12^{#2}



BI

DR = 11.5 psf $\times 5' = 58$ psf
LR = 16.0 $\times 5' = 80$

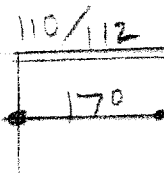
4x12^{#1}



BI

DR = 15.7 psf $\times 7' = 110$ psf
LR = 16.0 $\times 7' = 112$

6x14^{#1}



DVZ
6/2/00

00-117

Q4

$D_p = 15.7 \times 10^6$ 165 pF

$G \times 12^* 1$

165/168



$L_2 = 16.0$ 168

Paul Zacher - Structural Engineers
 4701 Lakeside Way
 Fair Oaks
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 FAX: (916) 961-6552

Title :
 Dsgnr:
 Description :
 Scope :

Job #
 Date: 5:17PM, 2 MAY 00

Rev: 510304
 User: KW 0602044 Ver 5 1 3 22 Jun 1999 Win32
 © 1983-99 ENERCALC

Timber Beam & Joist

c:\enercalc\test.ecw\Calculations

Description RAFTERS AND BEAMS

Timber Member Information

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Timber Section		rafter	vault	vault	B1	B2	B3	B4
Beam Width	in	2x6	2x6	2x8	4x12	4x12	6x14	6x12
Beam Depth	in	1.500	1.500	1.500	3.500	3.500	5.500	5.500
Le: Unbraced Length	ft	5.500	5.500	7.250	11.250	11.250	13.500	11.500
Timber Grade		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fb - Basic Allow	psi	Douglas Fir - Larch	Douglas Fir - Larch	Douglas Fir - Larch	Douglas Fir - Larch	Douglas Fir - Larch	Douglas Fir - Larch	Douglas Fir - Larch
Fv - Basic Allow	psi	875.0	875.0	875.0	875.0	1,000.0	1,350.0	1,350.0
Elastic Modulus	ksi	95.0	95.0	95.0	95.0	95.0	85.0	85.0
Load Duration Factor		1,600.0	1,600.0	1,600.0	1,600.0	1,700.0	1,600.0	1,600.0
Member Type		1.250	1.250	1.250	1.250	1.250	1.250	1.250
Repetitive Status		Sawn	Sawn	Sawn	Sawn	Sawn	Sawn	Sawn
		Repetitive	Repetitive	Repetitive	No	No	No	No

Center Span Data

	ft	12.00	12.00	15.75	16.00	8.50	17.00	13.00
Span	ft	23.00	20.90	20.90	46.00	58.00	110.00	165.00
Dead Load	#/ft	32.00	21.30	21.30	64.00	80.00	112.00	168.00
Live Load	#/ft							

Results

Ratio = 0.9607 0.7371 0.7917 0.4755 0.1475 0.3459 0.4136

Mmax @ Center	in-k	11.88	9.12	15.70	42.24	14.96	96.24	84.42
@ X =	ft	6.00	6.00	7.87	8.00	4.25	8.50	6.50
fb Actual	psi	1,570.9	1,205.3	1,194.9	572.1	202.6	576.1	696.3
Fb Allowable	psi	1,635.2	1,635.2	1,509.4	1,203.1	1,375.0	1,665.6	1,687.5
		Bending OK	Bending OK	Bending OK	Bending OK	Bending OK	Bending OK	Bending OK
fv Actual	psi	55.7	42.7	42.5	29.8	17.5	33.2	43.9
Fv Allowable	psi	118.8	118.8	118.8	118.8	118.8	106.3	106.3
		Shear OK	Shear OK	Shear OK	Shear OK	Shear OK	Shear OK	Shear OK

Reactions

@ Left End	DL	lbs	138.00	125.40	164.59	368.00	246.50	935.00	1,072.50
	LL	lbs	192.00	127.80	167.74	512.00	340.00	952.00	1,092.00
	Max. DL+LL	lbs	330.00	253.20	332.32	880.00	586.50	1,887.00	2,164.50
@ Right End	DL	lbs	138.00	125.40	164.59	368.00	246.50	935.00	1,072.50
	LL	lbs	192.00	127.80	167.74	512.00	340.00	952.00	1,092.00
	Max. DL+LL	lbs	330.00	253.20	332.32	880.00	586.50	1,887.00	2,164.50

Deflections

Ratio OK Deflection OK Deflection OK Deflection OK Deflection OK Deflection OK Deflection OK

Center DL Defl	in	-0.322	-0.293	-0.380	-0.102	-0.010	-0.115	-0.095
L/Defl Ratio		446.5	491.4	497.8	1,880.9	10,571.1	1,780.6	1,640.9
Center LL Defl	in	-0.449	-0.299	-0.387	-0.142	-0.013	-0.117	-0.097
L/Defl Ratio		320.9	482.2	488.5	1,351.9	7,664.0	1,748.8	1,611.6
Center Total Defl	in	-0.771	-0.592	-0.767	-0.244	-0.023	-0.231	-0.192
Location	ft	6.000	6.000	7.875	8.000	4.250	8.500	6.500
L/Defl Ratio		186.7	243.4	246.5	786.5	4,442.9	882.3	813.1