

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0103816

Insp Area: 1

Site Address: 1208 39TH ST SAC
Parcel No: 008-0195-005

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

CONTRACTOR

OWNER
WARREN GEORGE
SACRAMENTO CA
95818

ARCHITECT
JEFFREY STOWELL
860 S. RIVER RD
WEST SAC. CA 95691

Nature of Work: DEMO (E) GARAGE NEW 441 SF GAR - 441 SF LOFT

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 _____ 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);

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 4/19/01 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 4/19/01 Applicant/Agent 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 those provisions.

Date 4/19/01 Applicant 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 3700 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: _____

By: _____

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

Project Address: 1208 39th St.

Assessor's Parcel Number: 008-0195-005

Previous Use: Garage & Loft

Description of Request/Proposed Use: Replace w/ the same
Detached Accessory Structure

Is This a Change of Use? NO

Zoning Designation: R1

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

Comments: Height 18 ft ok, Lot coverage ok,
Rear yard setback coverage ok, setbacks ok

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: Ronda Hay 3-29-01

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

MICROFILM AFTER FINAL

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNERS

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed Improvement (yes or no) yes
2. I (have) signed an application for A building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name DARREL PARSEY Address _____

City CHICO, CA Telephone 530-345-0308

Contractors License No. _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, Supervise, and provide the major work.

Name No Address _____

City _____ Telephone _____

Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following to provide the Work indicated:

| Name | Address | Phone | Type of work |
|------|---------|-------|--------------|
|------|---------|-------|--------------|

No

Signed [Signature]

Job Address 1708 29TH ST

Permit No: _____

4301 CITY PLAN CHECK COMMENTS

PROJECT DATA

ISSUED

APN: 008-0195-005 APR 19 2001

OCCUPANCY GROUP: R-3 Sacramento Building Division

CONSTRUCTION TYPE: V - NO HOUR (NON-SPRINKLERED)

PROJECT DESCRIPTION: DEMOLITION OF EXISTING GARAGE CONSTRUCTION OF A NEW 2-STORY STRUCTURE INCLUDING A GARAGE, BATHROOM AND UNCONDITIONED STORAGE LOFT.

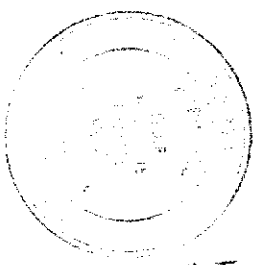
AREA ANALYSIS: EXISTING:

HOUSE - GROUND FLOOR = 1280 SF
 HOUSE - SECOND FLOOR = 534 SF
 GARAGE - TO BE DEMOLISHED: 306 SF

PROPOSED:

HOUSE - GROUND FLOOR = 1280 SF
 HOUSE - SECOND FLOOR = 534 SF
 GARAGE - GROUND FLOOR = 441 SF
 GARAGE - SECOND FLOOR = 441 SF

TOTAL FOOTPRINT = 1,721 SF
 TOTAL LOT COVERAGE = 8,684 SF
 19.8%



JOB SITE ADDRESS: 1208 39TH STREET

SACRAMENTO, CALIFORNIA 95816

PROJECT OWNER: MR. & MRS. GEORGE WARREN

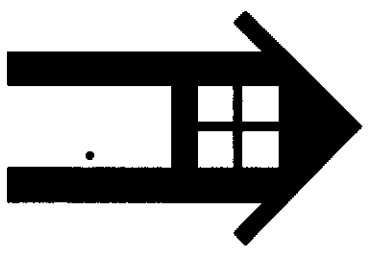
(916) 996-0596

GOVERNING CODES:

- 1998 CALIFORNIA BUILDING CODE
- 1998 CALIFORNIA PLUMBING CODE
- 1998 CALIFORNIA MECHANICAL CODE
- 1997 NATIONAL ELECTRICAL CODE

MPK

#0103816

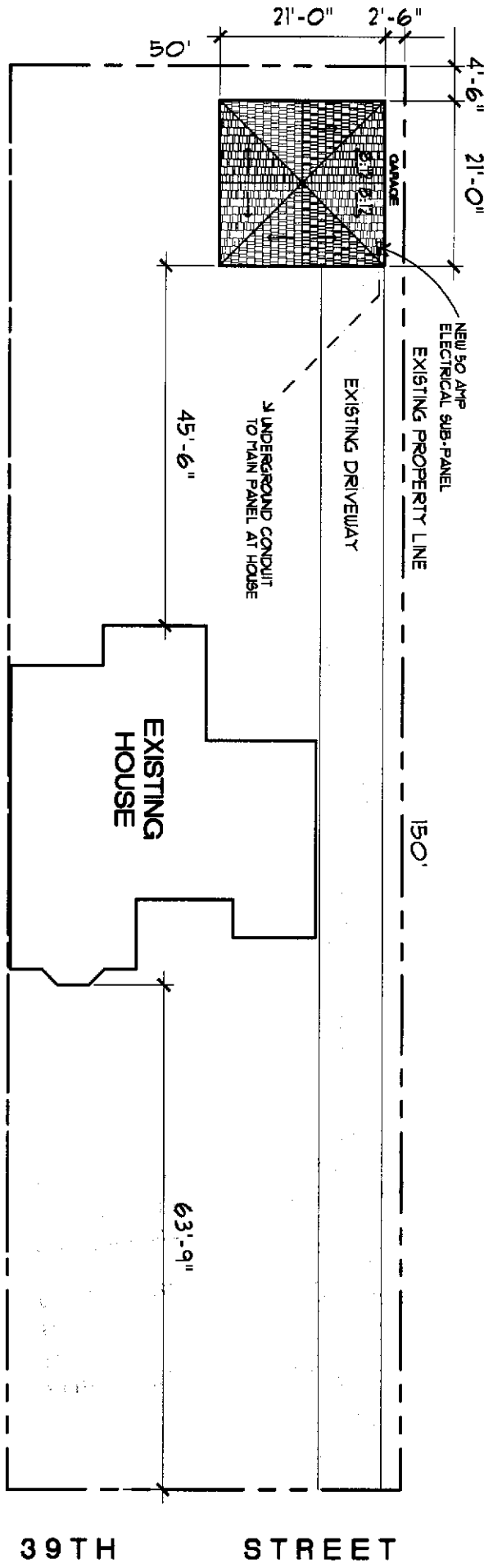
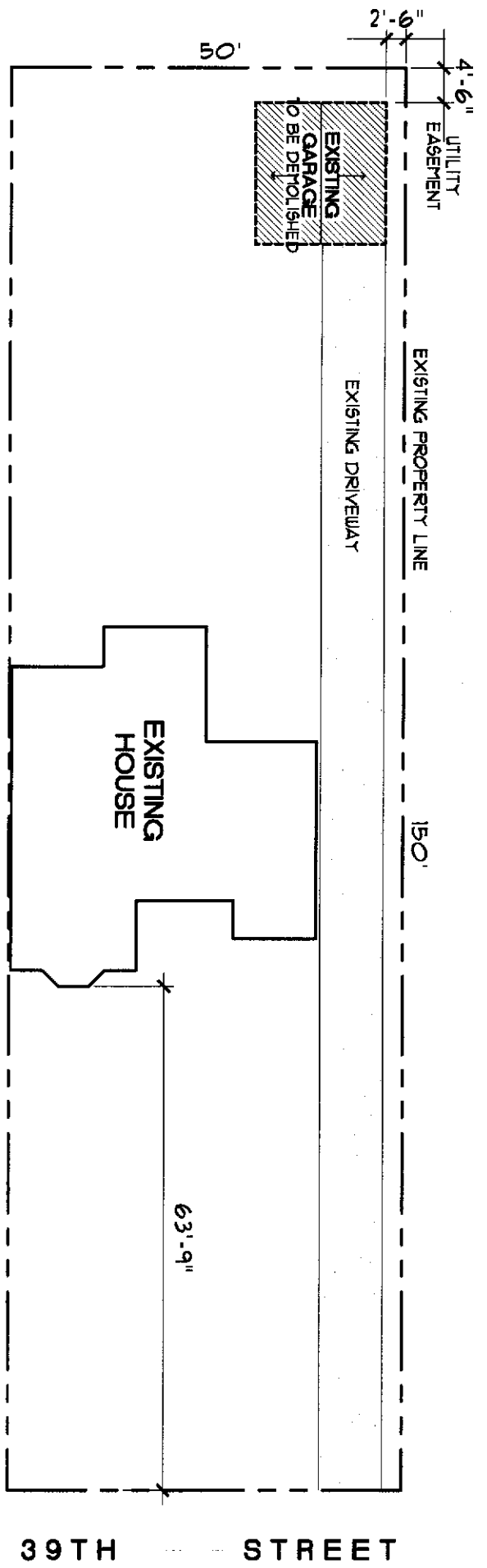


Jeff Stowell
architect
 3549 folsom blvd
 sacramento, ca 95816

916
 402
 6554

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CURRENT GOVERNING CODES AND ORDINANCES.
2. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT ALL-INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB SHALL BE IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS SHALL BE INCLUDED REGARDLESS OF WHETHER MENTIONED ON THE DRAWINGS OR IN THE NOTES.
3. DO NOT SCALE THE DRAWINGS. ANY QUESTIONS OR DISCREPANCIES REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER.
4. ANY CONFLICTS, ERRORS OR OMISSIONS FOUND ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
5. ALL WORK IS SUBJECT TO CITY BLDG. DEPT. FIELD INSPECTION/APPROVAL.



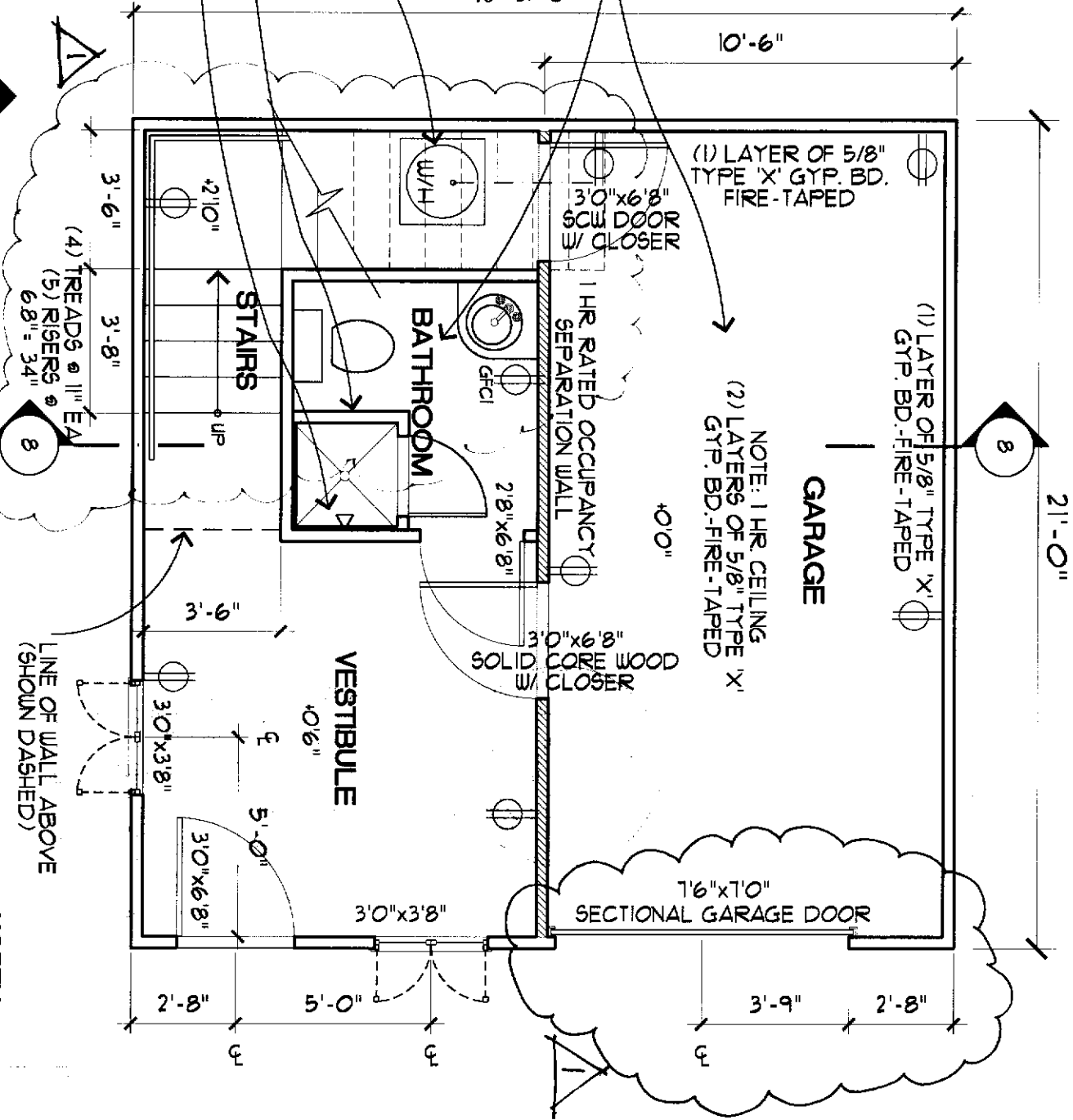
NOTE: INSTALL FLUORESCENT LIGHT FIXTURES AT GARAGE AND BATHROOM.

INSTALL PLUMBING CONNECTIONS AND SEISMIC STRAPPING AT WATER HEATER PER DSA REQUIREMENTS, OR LISTED APPROVED STRAPS INSTALL PER MANUFACTURERS INSTRUCTIONS. HOOK UP TO (E) GAS LINE.

INSTALL (N) PRE-FAB. SHOWER W/ TEMPERED GLASS ENCLOSURE.

HOOK UP THE FOLLOWING:

- 3" WASTE LINE TO (E) LINE
- 1/2" HOT WATER TO WATER HEATER
- 3/4" COLD WATER TO (E) LINE



(1) LAYER OF 5/8" TYPE 'X' GYP. BD. FIRE-TAPED

(1) LAYER OF 5/8" TYPE 'X' GYP. BD. FIRE-TAPED

NOTE: 1 HR. CEILING (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. FIRE-TAPED

1 HR. RATED OCCUPANCY SEPARATION WALL

SOLID CORE WOOD CLOSER

SOLID CORE WOOD CLOSER

16"x10" SECTIONAL GARAGE DOOR

BATHROOM

STAIRS

VESTIBULE

GARAGE

WARREN GARAGE & STORAGE LOFT

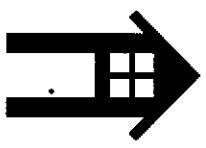
3

GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

4301



GALV. METAL CAP FLASHING AT WOOD FASCIA, PAINTED.

WOOD TRIM, PAINTED, WITH Z-FLASHING AT HEAD (TYP.)

TOP OF ROOF
+17'-6"

GUTTER OVER WOOD FASCIA, PAINTED.

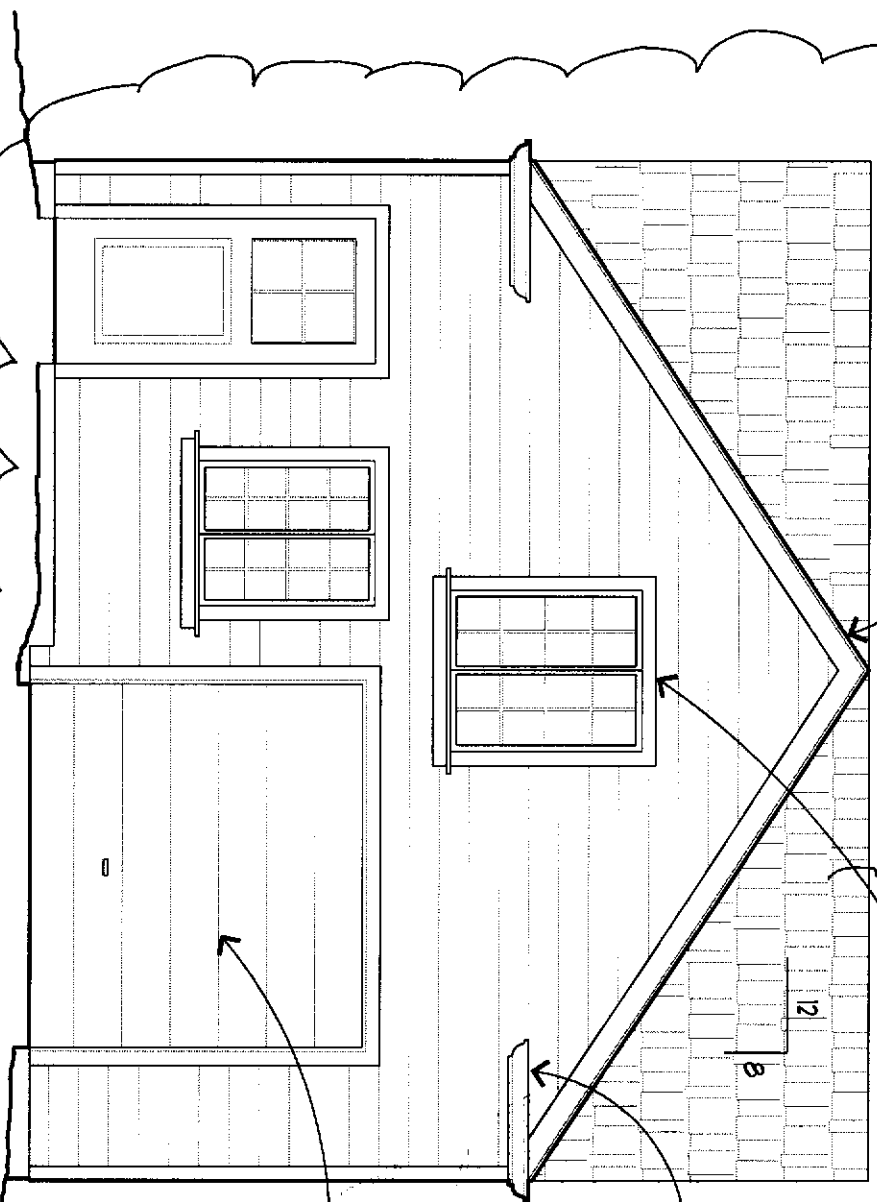
TOP PLATE
+10'-0"

FIN. FLOOR
+9'-0"

SECTIONAL GARAGE DOOR, PAINTED.

FIN. FLOOR
+0'-6"

FIN. SLAB
+0'-0"



5

EAST ELEVATION

SCALE: 1/4" = 1'-0"

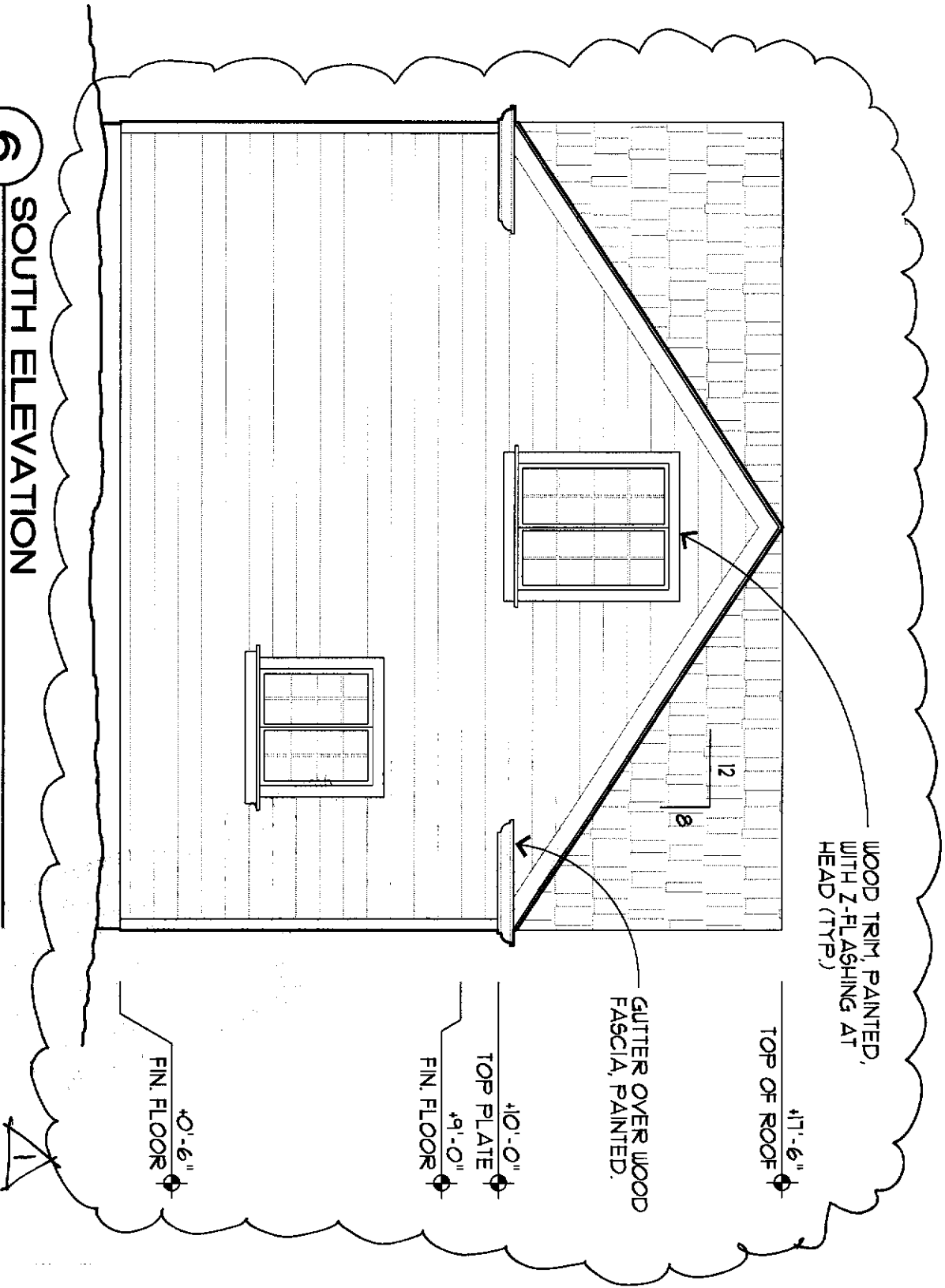
4301

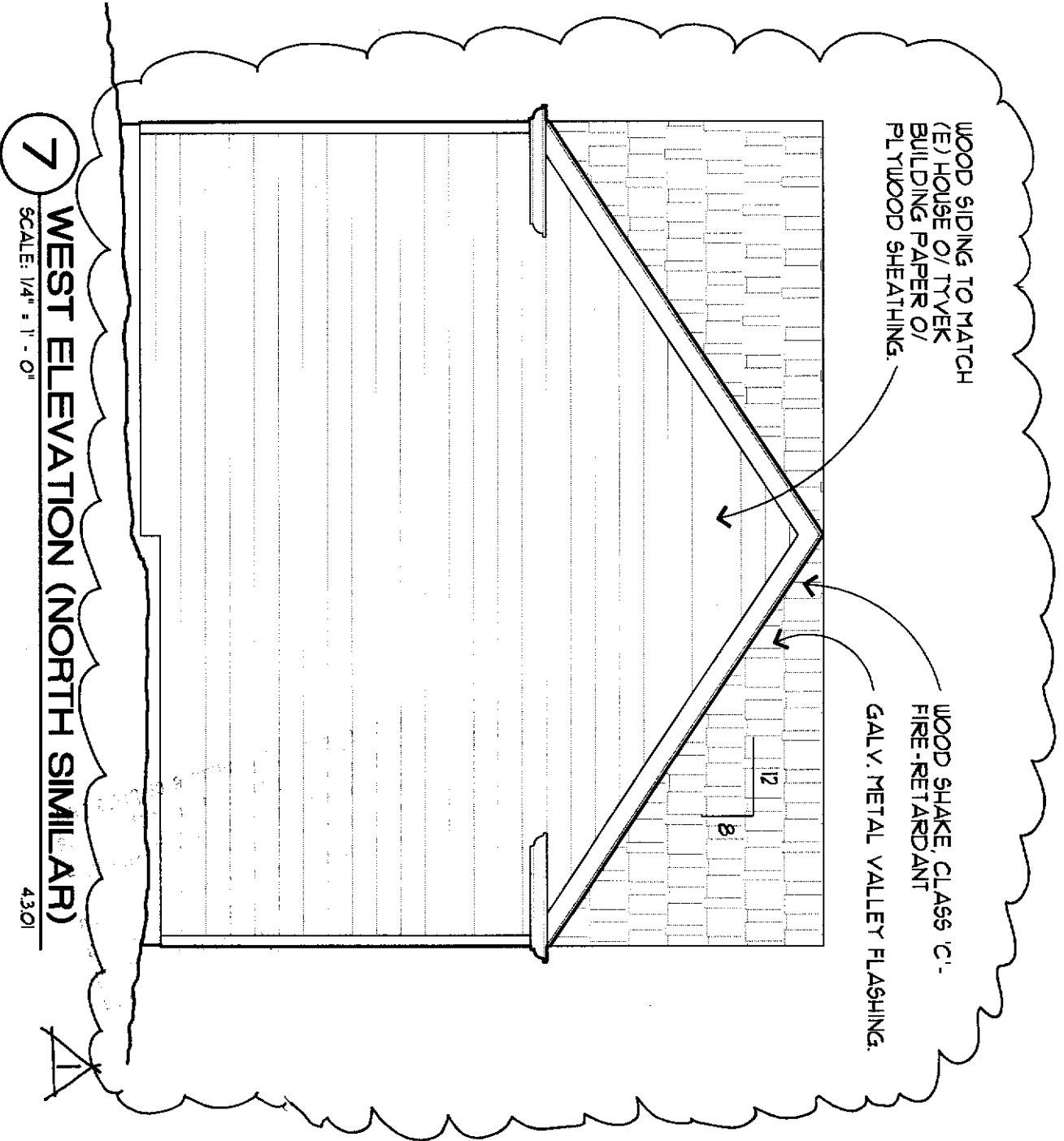
6

SOUTH ELEVATION

SCALE: 1/4" = 1' - 0"

4301





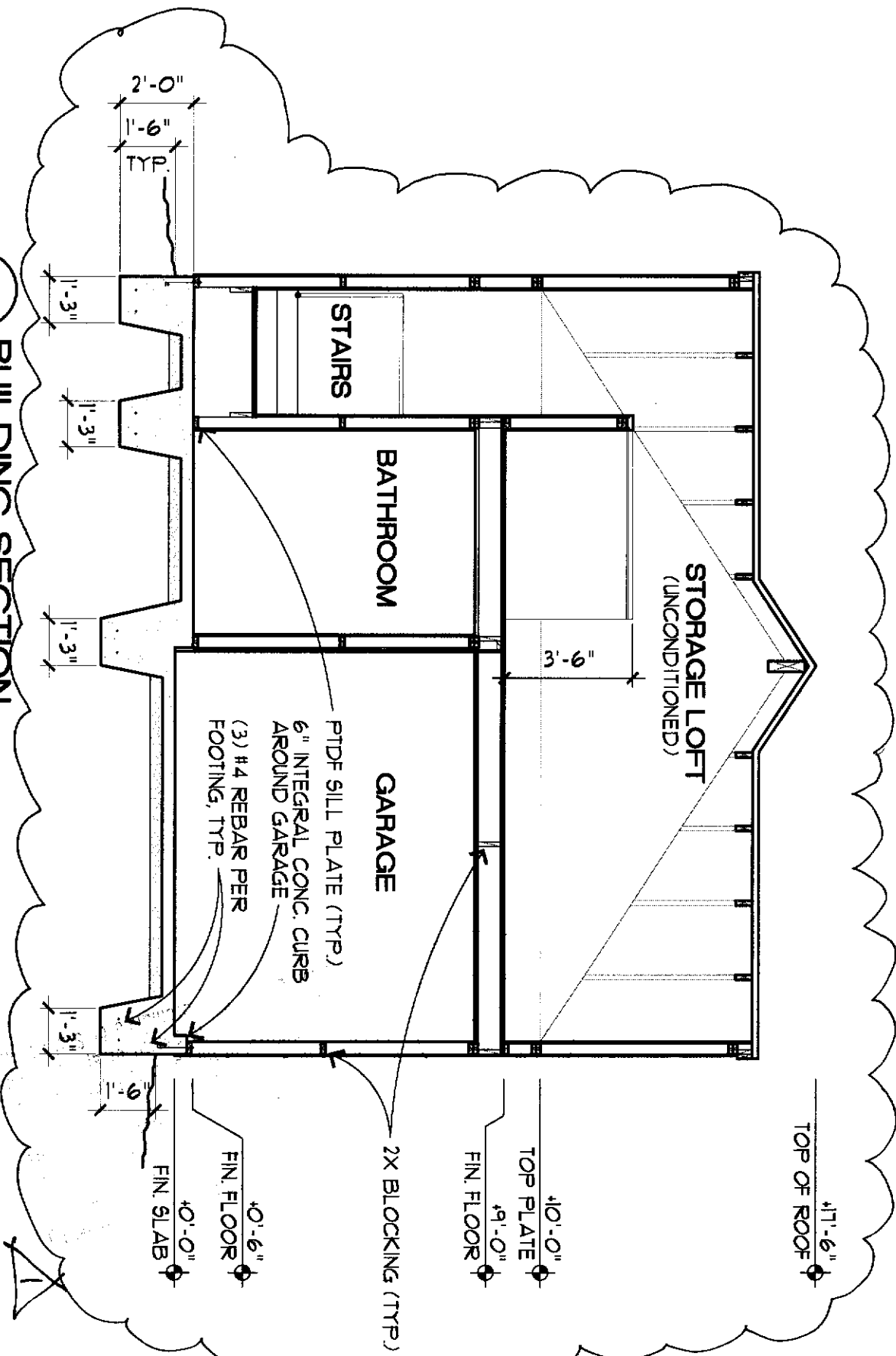
7

WEST ELEVATION (NORTH SIMILAR)

SCALE: 1/4" = 1' - 0"

4.301



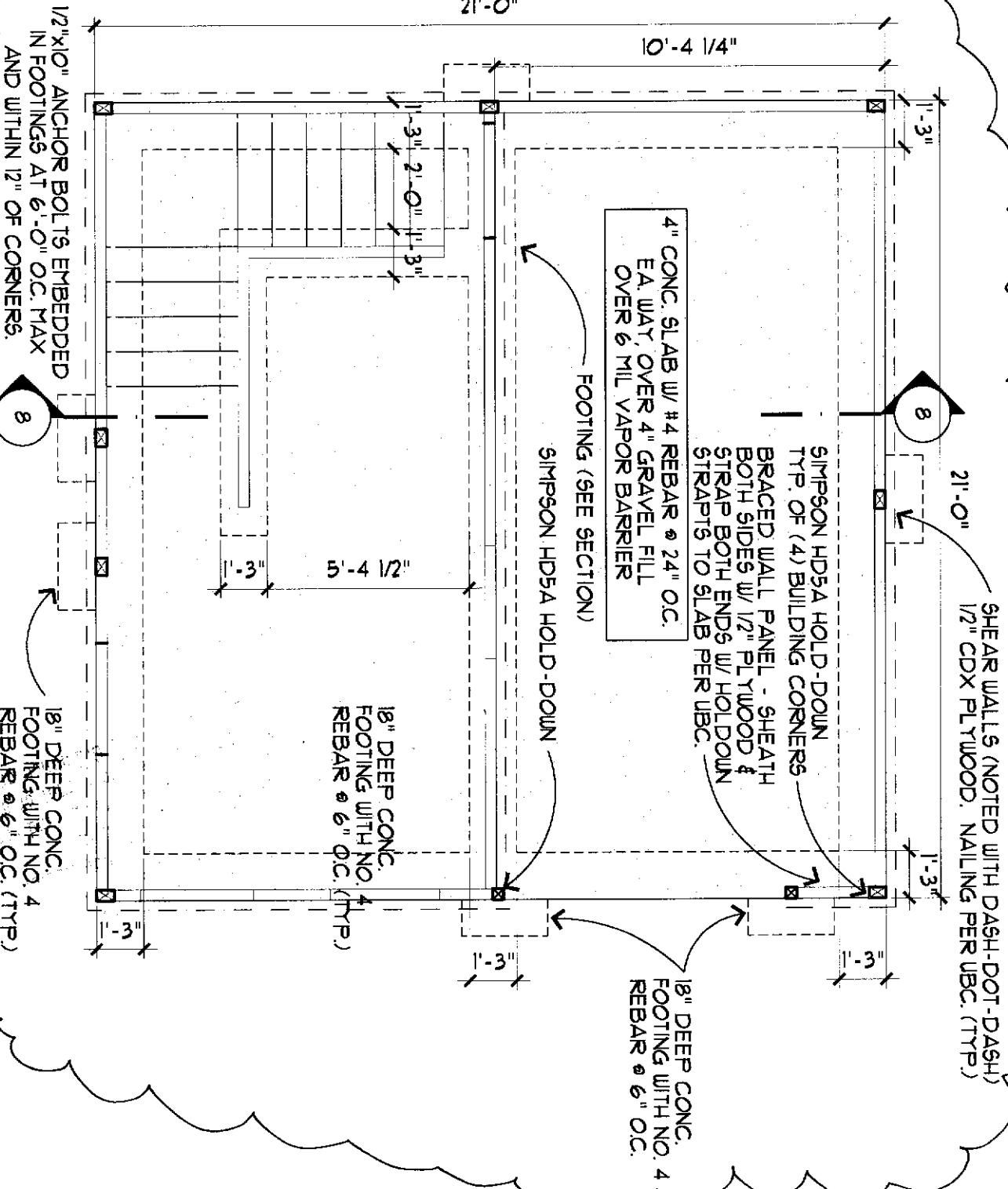


8

BUILDING SECTION

SCALE: 1/4" = 1'-0"

4301



SHEAR WALLS (NOTED WITH DASH-DOT-DASH) 1/2" CDX PLYWOOD. NAILING PER UBC. (TYP)

21'-0" SIMPSON HD5A HOLD-DOWN TYP. OF (4) BUILDING CORNERS BRACED WALL PANEL - SHEATH BOTH SIDES W/ 1/2" PLYWOOD & STRAP BOTH ENDS W/ HOLD-DOWN STRAPTS TO SLAB PER UBC.

4" CONC. SLAB W/ #4 REBAR @ 24" O.C. EA. WAY, OVER 4" GRAVEL FILL OVER 6 MIL VAPOR BARRIER

FOOTING (SEE SECTION)

SIMPSON HD5A HOLD-DOWN

18" DEEP CONC. FOOTING WITH NO. 4 REBAR @ 6" O.C. (TYP)

18" DEEP CONC. FOOTING WITH NO. 4 REBAR @ 6" O.C.

18" DEEP CONC. FOOTING WITH NO. 4 REBAR @ 6" O.C. (TYP)

1/2" X 10" ANCHOR BOLTS EMBEDDED IN FOOTINGS AT 6'-0" O.C. MAX AND WITHIN 12" OF CORNERS.



9

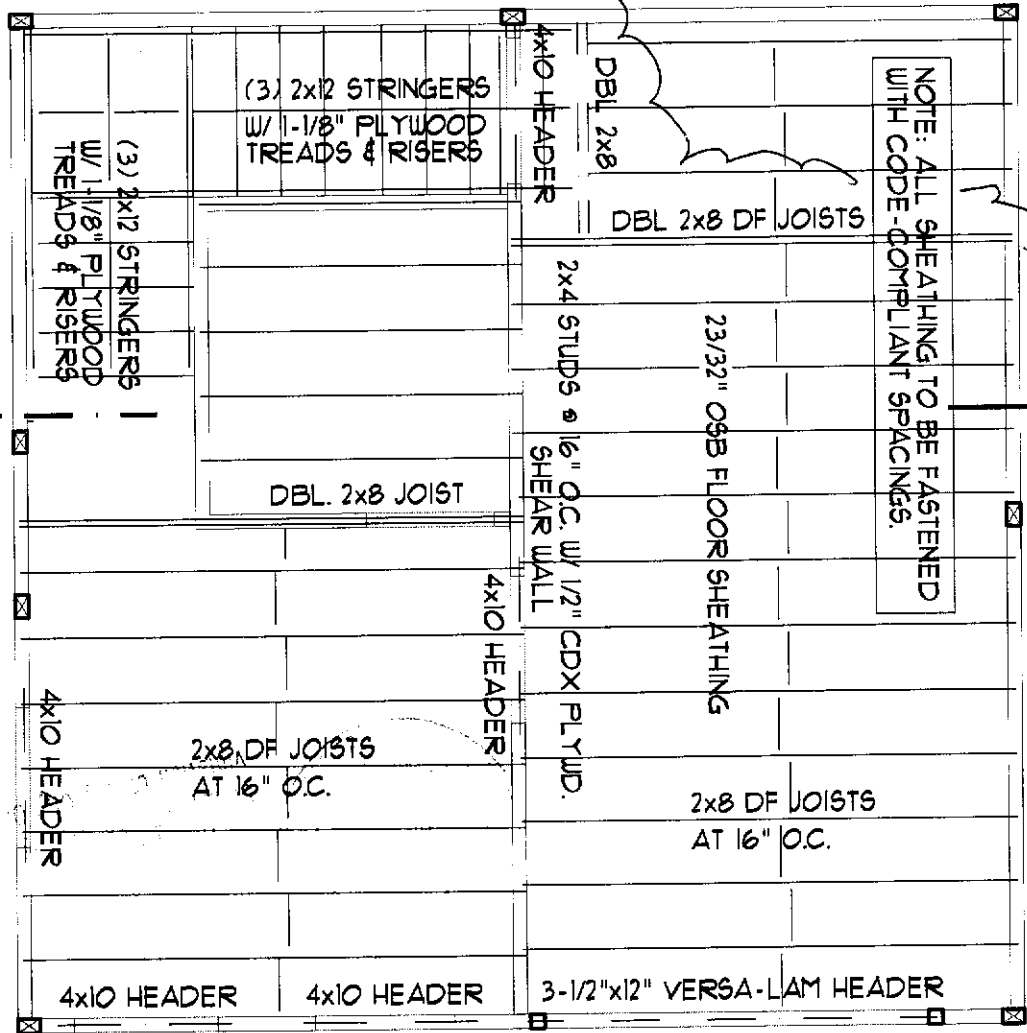
FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

4301



NORTH



NOTE: ALL SHEATHING TO BE FASTENED WITH CODE-COMPLIANT SPACINGS.

NOTE: FASTEN ALL LUMBER WITH APPROPRIATE SIMPSON CONNECTORS. (SUBJECT TO FIELD INSPECTION)

10 SECOND FLOOR FRAMING PLAN

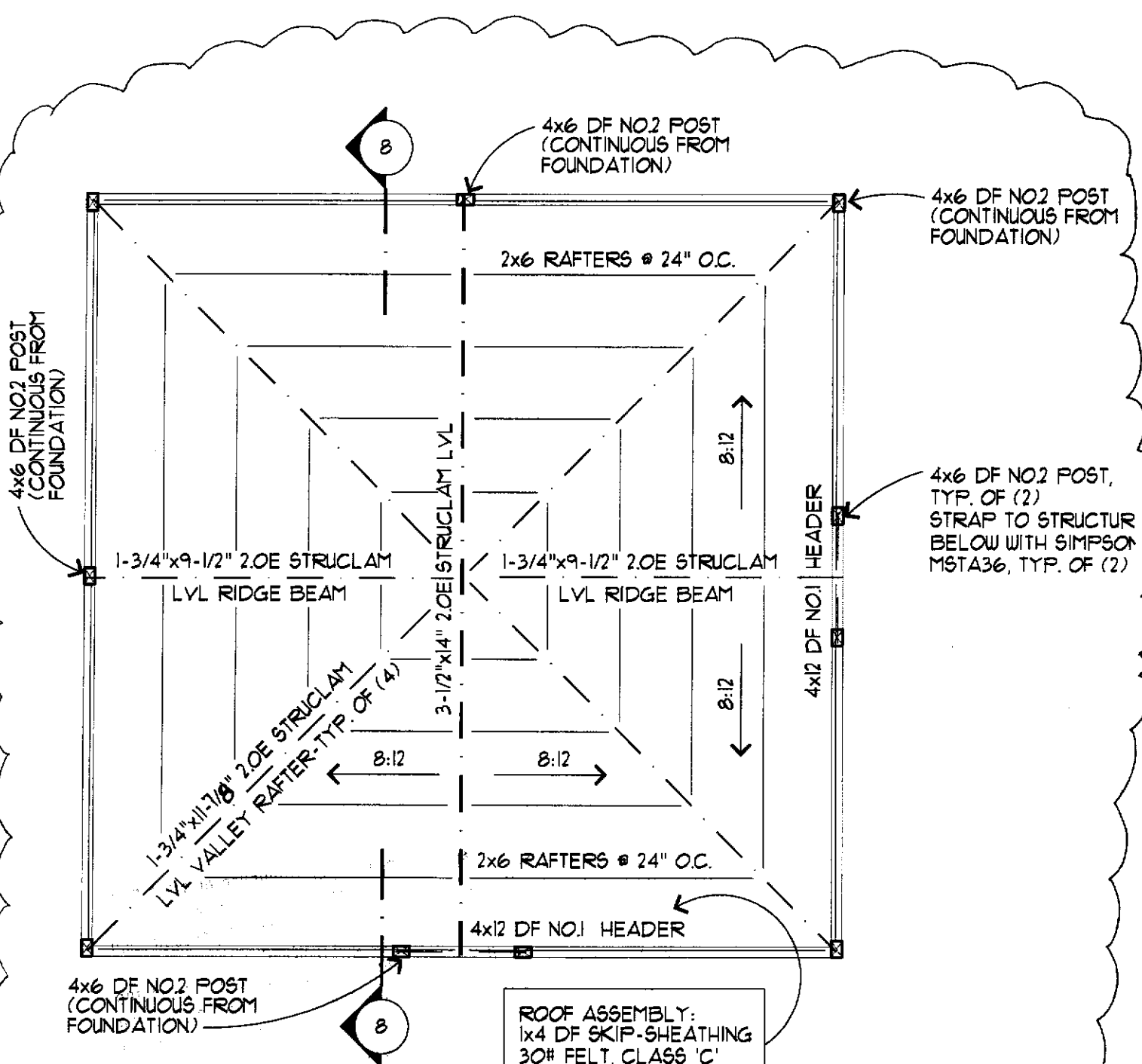
SCALE: 1/4" = 1' - 0"



4301



NORTH



ROOF ASSEMBLY:
 1x4 DF SKIP-SHEATHING
 30# FELT, CLASS 'C'
 WOOD SHAKE.



11

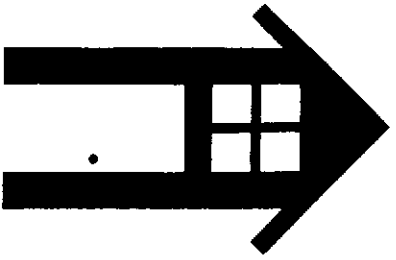
ROOF FRAMING PLAN

SCALE: 1/4" = 1' - 0"

4.9.01

NORTH





Jeff Stowell
architect
3549 folsom blvd
sacramento, ca

916
402
6554

date

4.9.01

project

WAKREN

GARAGE

1208 39TH ST.
SAC. CA 95816

1 OF 7

NOTES

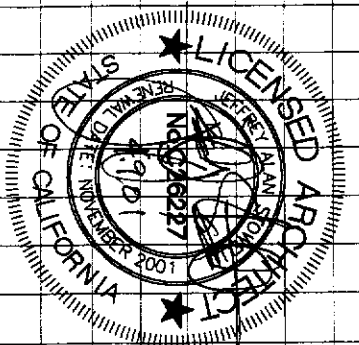
III ALL POST TO BEAM, POST TO FOOTING, RAFTERS & FLOOR JOISTS TO WALL AND BEAM SHALL HAVE SIMPSON "STRONG-TIE" CONNECTORS OR EQUIVALENT.

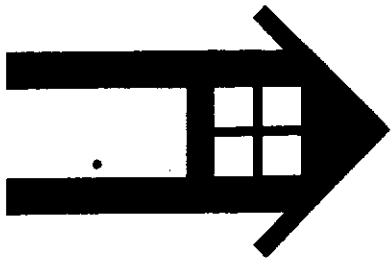
II ALL STRUCTURAL MEMBERS ARE NO. 2, DFLS, UNLESS OTHERWISE NOTED.

I ALL WORK SHALL CONFORM TO 1998 CALIFORNIA BUILDING CODE (CBC) & LOCAL REGULATIONS.

IV REFERENCES USED IN DESIGN:

- A. 1998 CALIFORNIA BUILDING CODE (CBC)
- B. "WILLAMETTE INDUSTRIES, INC STRUCTURAL LVL DESIGN GUIDE"
- C. "SIMPSON STRONG-TIE CONNECTORS" CATALOG - C. 2001.





Jeff Stowell
architect
3549 folsom blvd
sacramento, ca

916
402
6554

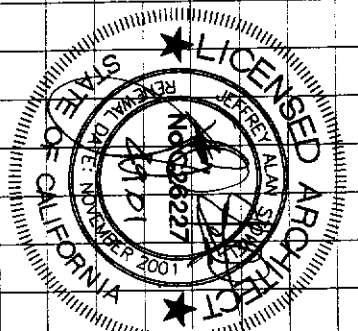
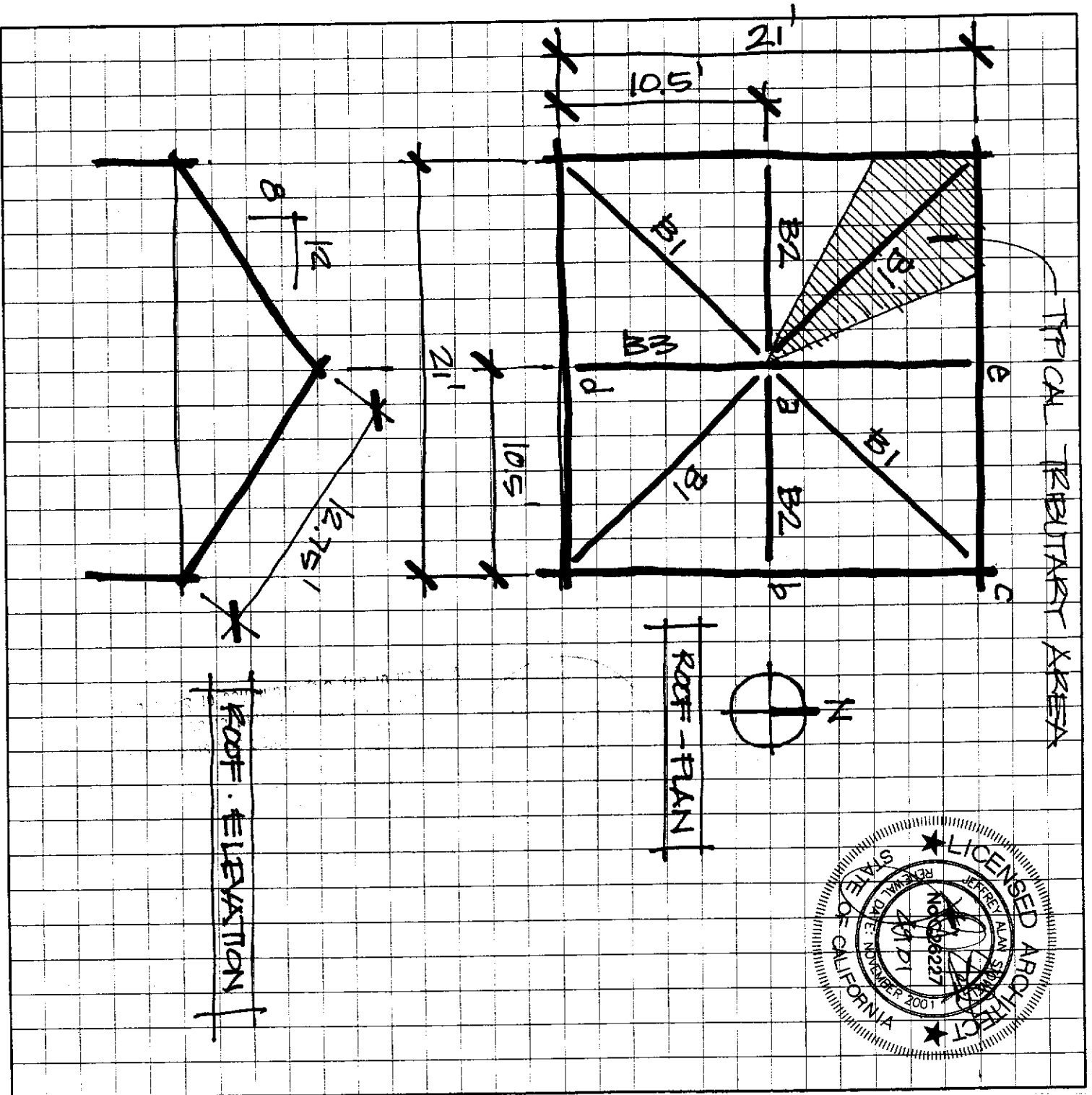
date

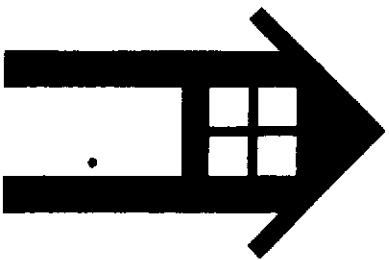
4.9.01

project

WARREN

3 OF 7





Jeff Stowell
 architect
 3549 folsom blvd
 sacramento, ca

916
 402
 6554

date

4.9.01

project

WARREN

4 of 7

VALLEY BEAM - B1

TOTAL LOAD = TRB. AREA X 29 F.F.
 (APPROX)
 $= \frac{(6375 \times 2)}{2} 165 \times 29$

$W_T = 3050 \#$

SPAN = 16.5'

REACTION @ A

$= \frac{1}{3} W_T + 6 \text{ F.F.P. (B.25)}$
 $= 1067 \#$

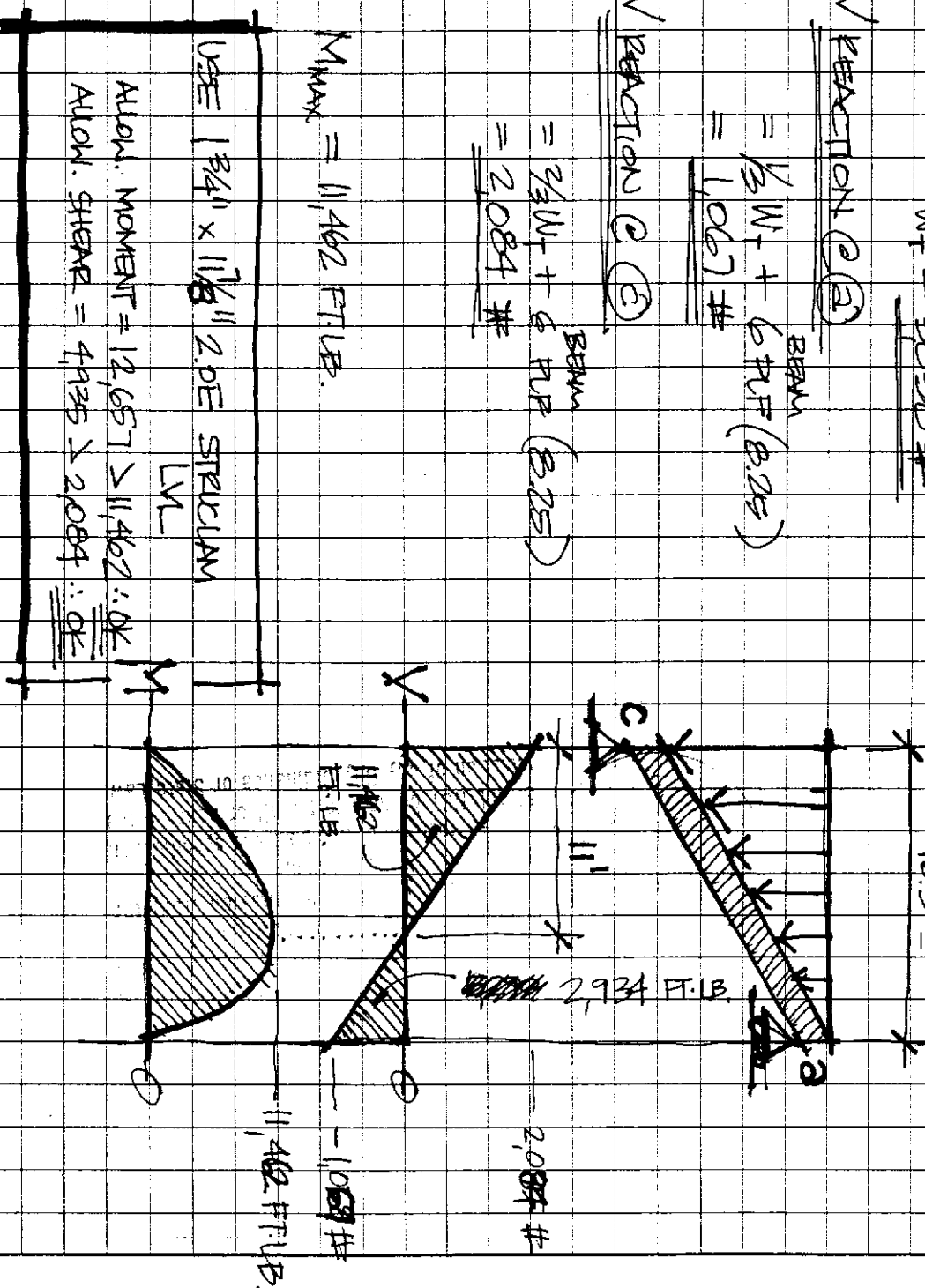
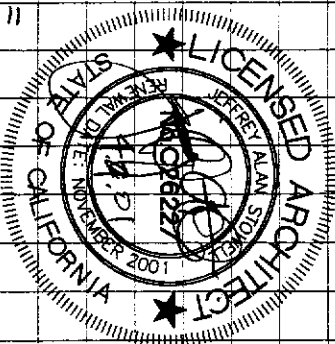
REACTION @ B

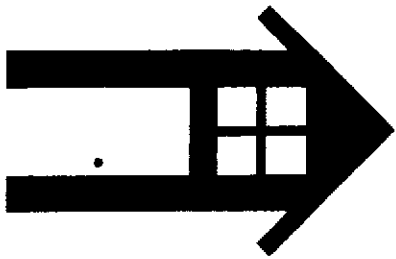
$= \frac{2}{3} W_T + 6 \text{ F.F.P. (B.25)}$
 $= 2084 \#$

$M_{MAX} = 11,462 \text{ FT.LB.}$

USE 1 3/4" x 11 7/8" 2.0E STEEL I-BEAM

ALLOW. MOMENT = 12,657 > 11,462 ∴ OK
 ALLOW. SHEAR = 4,935 > 2,084 ∴ OK





Jeff Stowell
 architect
 3549 folsom blvd
 sacramento, ca

916
 402
 6554

date
 4.9.01
 project
 WARREN

5 OF 7

SECONDARY RIDGE BEAM - B2

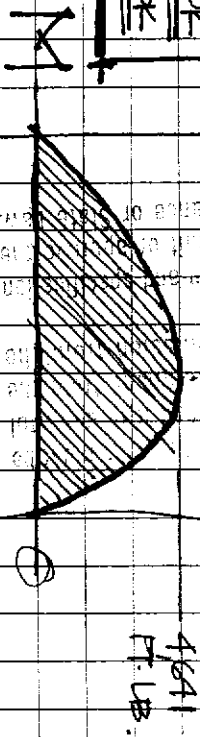
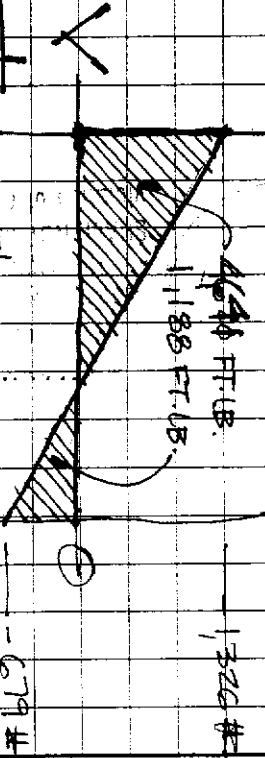
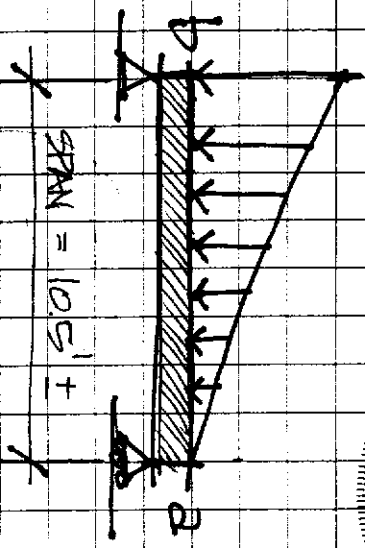
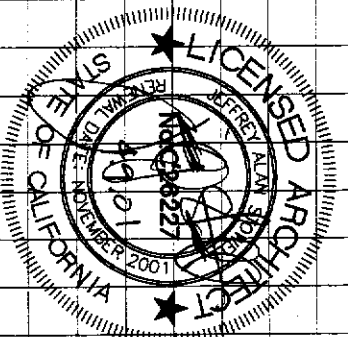
TOTAL LOAD = TRF. AREA X 29 PSF
 (APPROX.)
 = $\frac{(6375 \times 2)}{2} \times 29$

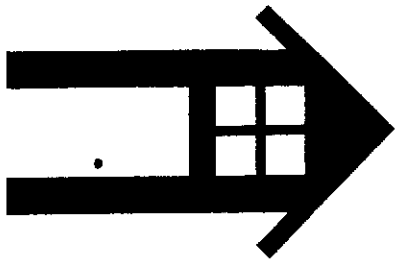
$W_T = 1941 \#$

REACTION @ (A)
 $= \frac{1}{2} W_T + 6 \text{ RF#} (5.25)$
 $= 679 \#$

REACTION @ (B)
 $= \frac{2}{3} W_T + 6 \text{ RF#} (5.25)$
 $= 1326 \#$

USE $1\frac{3}{4}'' \times 9\frac{1}{2}''$ 20E
 STRUCTURAL LVL
 ALLOW. MOMENT = 8,345 > 4,681 :: OK
 ALLOW. SHEAR = 3949 > 1,326 :: OK





Jeff Stowell
architect
3549 folsom blvd
sacramento, ca

916
402
6554

date

4.7.01
project

WARREN

6 OF 7

RIDGE BEAM - B3

PAINT LOAD = 679×2 (SEC. RIDGE B2)
+ 1067×4 (B1)
 $P_a = 51626 \#$

TOTAL DIST. = TRIP. AREA $\times 29 \text{ RF}$
LOAD = $6375 \times 29 \times 21$

WT = $3882 \#$

DIST. LOAD

REACTION @ (D) = (E) = $WT / 2 + 1/2 \text{ RF}(21)$
= $3882 / 2 + 1/2 \times 21 \times 29$
= $2214 \#$

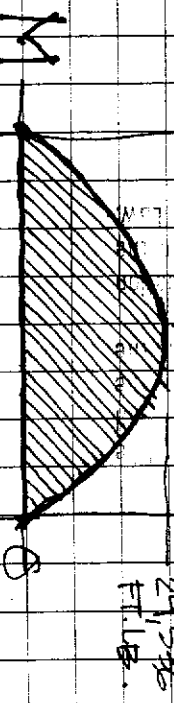
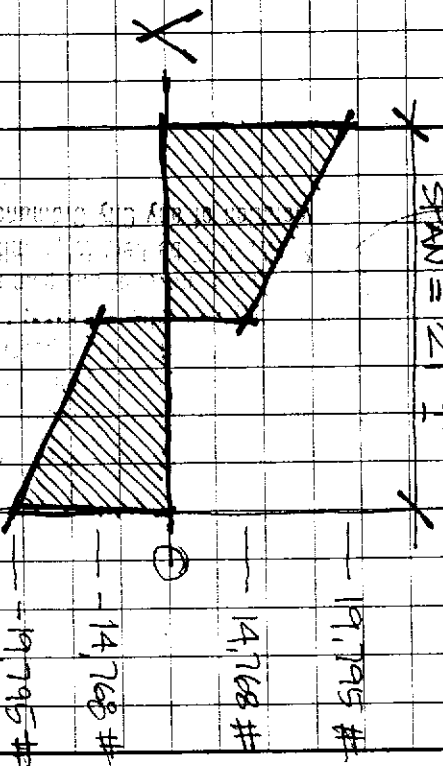
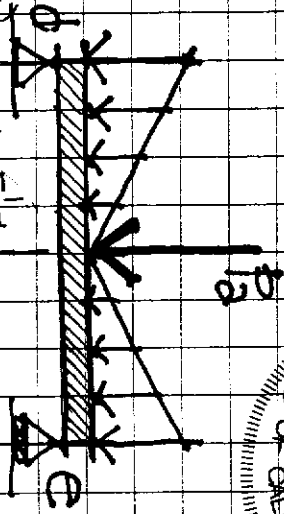
MOMENT @ E = 0 - FT. LB

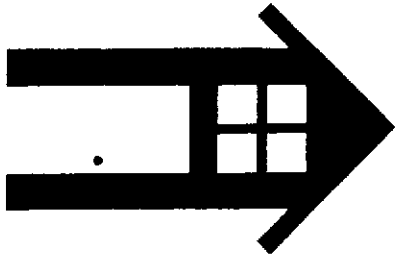
PAINT LOAD

REACTION @ (D) = (E)
= $51626 / 21 \times 105$

= $2813 \#$

MOMENT @ E = $2813 \times 21 / 2$
= 29536 FT. LB





Jeff Stowell
architect
3549 folsom Blvd
sacramento, ca

916
402
6554

date

4.9.01

project

WARREN

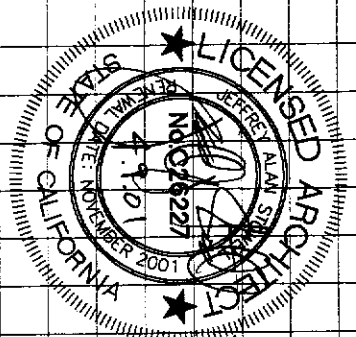
7 of 7

TOTALS

$$\text{TOTAL } V @ \textcircled{A} + \textcircled{B} = 2,214 \# + 2,813 \# \\ = \underline{\underline{5,027 \#}}$$

DESIGN MOMENT = 29,536 FT.LB.

USE 3/2" X 14" 2.0E STRUCTURAL LVL
ALUM. MOMENT = 3448 FT.LB. > 29,536 FT.LB. : OK
ALUM SHEAR = 11,638 # > 4730 # : OK



Vertical text on the grid, possibly a stamp or reference text, partially obscured and difficult to read.