

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 9906901**

**Insp Area: 2**

**Site Address: 2725 52ND AV SAC**  
Parcel No: 036-0132-002

**Sub-Type: ASFR**  
**Housing (Y/N): N**

CONTRACTOR

OWNER

ARCHITECT

KHAN MOHAMMED BASHIR HAYA  
2725 52ND AV  
SACRAMENTO CA 95822

**Nature of Work: ADDITION TO A SINGLE FAMILY RESIDENCE.&ATT. GARAGE**

**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 8/27/99

Owner Signature Zarim Kha

**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 8/27/99

Applicant/Agent Signature Zarim Kha

**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 8/27/99

Applicant Signature Zarina Kha

**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.**

City

# SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

## COMPLIANCE SCHOOL DISTRICT DEVELOPMENT FEES

PROPERTY OWNER'S NAME	Mohammed and Farina Khan		
OWNER'S ADDRESS	2725 52nd Ave Sacramento CA 95822		
PROJECT ADDRESS	2725 52nd Ave		
PARCEL NUMBER	036-0132-002	LOT NUMBER	
SUBDIVISION NAME	N/A		
NUMBER OF UNITS	addition		
APPLICANT'S SIGNATURE	Farina Khan		
TITLE OF APPLICANT	Homeowner		
DATE	7/12/99	TELEPHONE NUMBER	322-1510 395-9340

PLAN IDENTIFICATION NUMBER			
BUILDING TYPE (CHECK ONE)			
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> APARTMENT/CONDOMINIUM	<input type="checkbox"/> COMMERCIAL/INDUSTRIAL	
SQUARE FEET OF CHARGEABLE BUILDING AREA	1589 <sup>5</sup> addition		
SIGNATURE	Barbara J. Jensen		
TITLE	BLDG TECH	DATE	8/29/99

DISTRICT CERTIFICATION NUMBER	100091
EXEMPT	COMMENTS
RESIDENTIAL / APARTMENT / ETC.	1589 SQ. FT. X \$1.72 = \$2733.08
COMMERCIAL / INDUSTRIAL	_____ SQ. FT. X \$ _____ = \$ _____
OTHER FEE _____ TYPE _____	_____ SQ. FT. X \$ _____ = \$ _____
TOTAL FEES COLLECTED.....	\$ 2733.08

This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

As the authorized school district official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

SIGNATURE	[Signature]		
TITLE	BLDG TECH PERMIT	DATE	7/12/99

# City of Sacramento Development Services Division Planning and Zoning Information Request

Project Address: 2725 52nd Ave

Assessor's Parcel Number: 03601320020000

PREVIOUS USE SFR

Current Land Use: ~~XX~~ SFR

Description of Request/Proposed Use: \_\_\_\_\_

Addition / Remodel

IS THIS A CHANGE OF USE? No

Zoning Designation: SFR (R-1)

Prior Applications for Project Site(P#,Z#,DRP#): \_\_\_\_\_

Comments: Checked lot coverage, setbacks, <sup>parking</sup> not  
in Design Review

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: [Signature] 6/29/99

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

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OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNER

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/have not) 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 N/A Address \_\_\_\_\_  
City \_\_\_\_\_ Telephone \_\_\_\_\_  
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 N/A 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
<u>N/A</u>			

Signed Muhammad Qureshi Laura Khan  
Job Address 1721 12th Ave Date 6/28/99  
Permit No.: \_\_\_\_\_

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNER

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) \_\_\_\_\_

2. I (have/have not) \_\_\_\_\_ 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 \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ Telephone \_\_\_\_\_

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 \_\_\_\_\_ 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
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Signed Farim K

Job Address 2725 52nd Ave Sacto

Date 8/27/99

Permit No.: 99 06901

Khan  
Residence/Remodel

Richard Dills - Structural Engineer  
9010 Laguna Place Way  
Elk Grove, CA 95758

TEL: (916) 691-3160  
FAX: (916) 799-7999

August 7, 1999

Kevin Fong Design  
2 Blue Dunn Ct.  
Sacramento, CA 95831  
TEL: 916-428-5008  
FAX: 916-428-5008

Attn.: Kevin Fong

re: Job 99031: Khan Residence/Remodel residence located at 2725 52nd Ave., Sacramento,  
CA

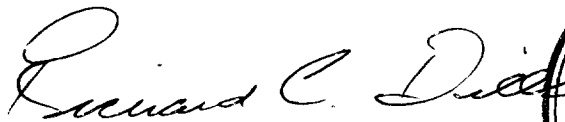
Per the correction notice, permit 99/6901R, dated: 12/6/99 - The following items are addressed:

- 1, 2 & 3) - Substitute two CS 16 per detail 332 at the plan location attached for drag truss BH3.
- 5) - No correction necessary braced wall line is still adequate with panels in place.
- 6) - Change nailing at panel along line "A" per attached plan to 2" O.C. edge nailing, and add anchor bolts per detail "RFB". Note: per correction notice end posts of shear wall panels are to be 4X members.

Site observation revealed that the truss plan has been altered from original set approved 6/29/99. Girder truss HGIR must land on 4X10 trimmer and adequate footings. Modify foundation per attached details 111A & 116A.

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

Sincerely,



Richard Dills, S.E.



February 11, 2000

Mr. Mohammed Khan  
2725 52<sup>nd</sup> Ave.  
Sacramento, CA 95822

Re: Permit 99/6901R

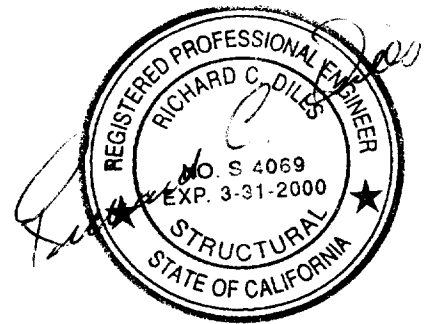
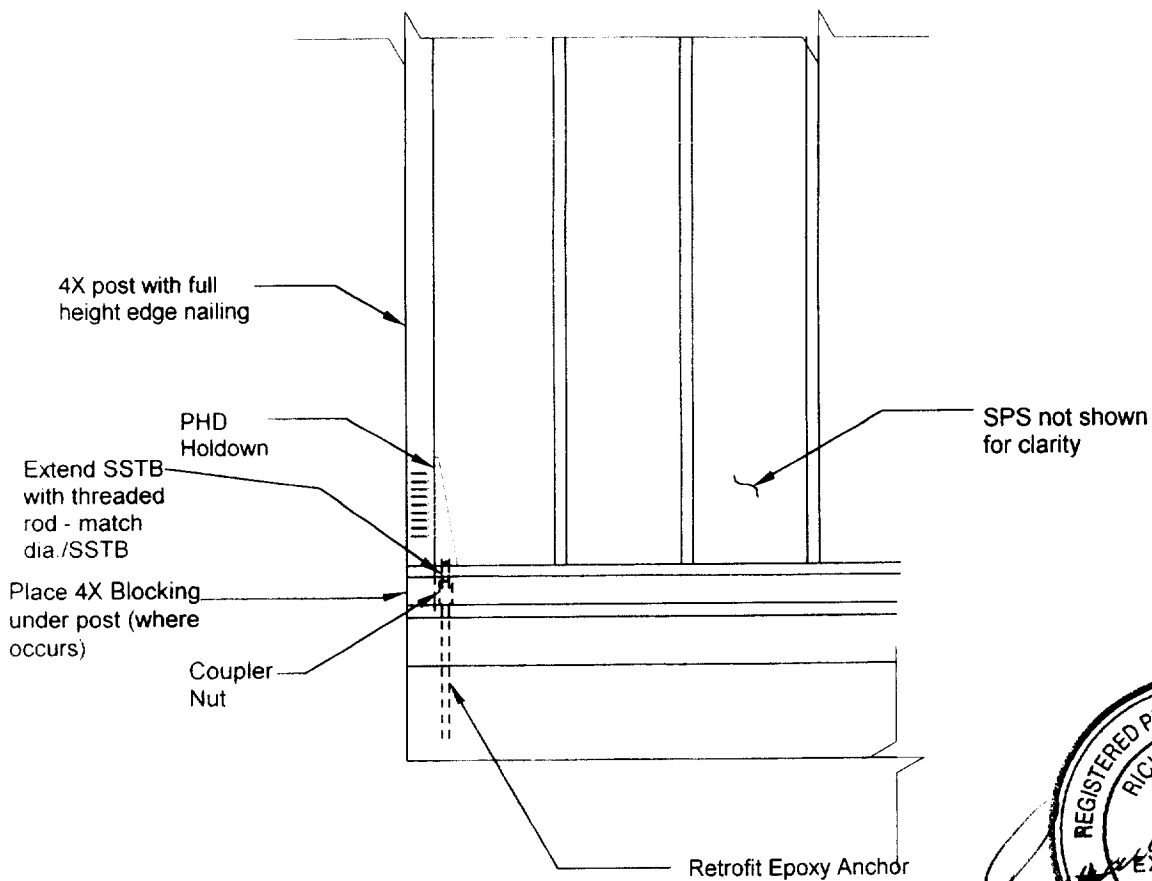
Per my site visit on February 8, 2000, and my discussion with Mr. Ware (your new job foreman) at that time, the following points are addressed:

1. The double 2X posts may be substituted for the 4X posts as long as they are stitched together with 2-16d's at 4" O.C., at any location. Notching of the posts is allowed for post bolts.
2. The capacity of the shearwall along line 1 @ 5'-8" instead of 6'-3" greater than the 1998 lb. demand therefore no further modification is necessary
3. The missing holdowns at the alternate braced wall panels may be retrofitted with PHD2's per attached sheets and details, "EA" & "502.

Regards,

*Richard C. Dills*  
Richard C. Dills, S.E.  
9010 Laguna Place Way  
Elk Grove, CA 95758



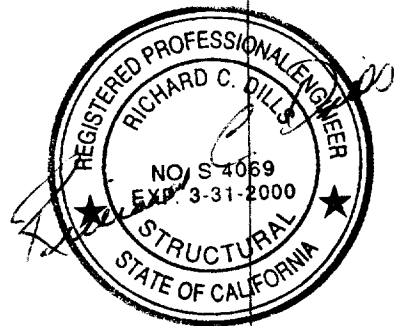
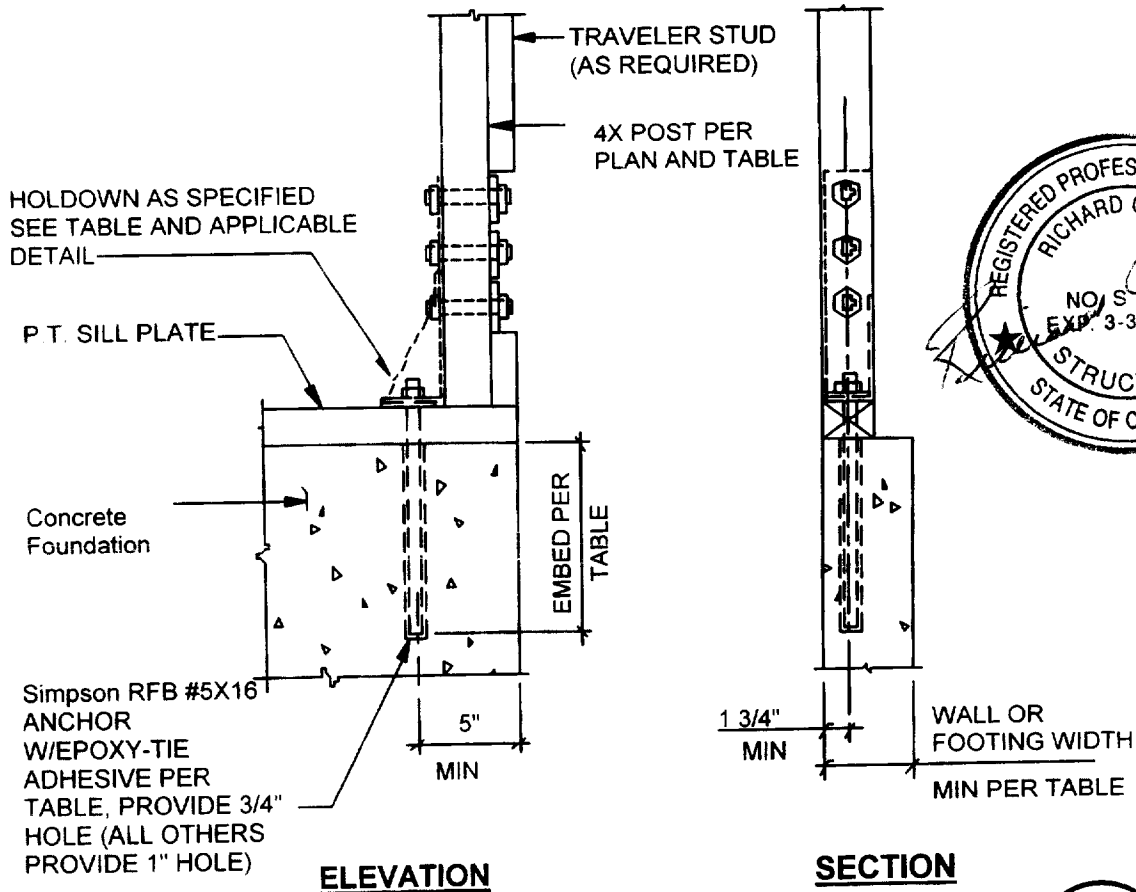


**PHD INSTALLATION @  
 RIM JOIST**

**502**

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





# EPOXY-TIE HOLDOWN ANCHOR DETAILS EA

NO SCALE

SIMPSON HOLDOWN	REQUIRED EPOXY-TIE ADHESIVE FOR FULL CAPACITY	ANCHOR	MINIMUM EMBEDMENT	MINIMUM WALL/FOOT. WIDTH
PHD2	ET	RFB#5X16	12"	6"
PHD6	SET	7/8" Dia. - Threaded rod	15"	8"
PHD8 HD10A	SET	7/8" Dia. - Threaded rod	15"	8"

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION INCLUDING BUT NOT LIMITED TO; TEMPERATURE, DUST AND OIL FREE COMPRESSED AIR. - ET: ICBO REPORT 4945  
SET: ICBO REPORT 5279

February 13, 2000

Mr. Mohmmed Khan  
2725 52<sup>nd</sup> Ave.  
Sacramento, CA 95822

Re: Permit 99/6901R

Per my discussion with Mr. Ron Yasui of the City of Sacramento, February 16, 2000 – the following discrepancies are address regarding the shear inspection at your property:

1. Alternate braced wall panels must have a minimum dimension of 2'-8", this is a code specified minimum. The 3'-0" shown on your plans was scaled from the "As-built" drawings and used for consistency when the plans were submitted. Therefore, a length of 2'-8" is sufficient.
2. Alternate braced wall panels must have edge nailing of 8d's @ 6" O.C. and field nailing of 12" O.C. – these shall be common wire nails.
3. The 4X end posts for the alternate braced wall panel must run from double top plate to top of the sill plate & must have edge nailing full height. Since these alternate braced wall panels are a retrofit to an existing structure, a small (1/2" or less) gap is acceptable at the bottom of the top plate. However, a tight fit should be insured between the sill plate and 4X-end post for bearing purposes.
4. The epoxy holdowns are for tension only. Therefore a slight deviation from plumb is acceptable, providing the threaded rod and coupler nut can be engaged fully (no cross threads) and the manufacturers specified edge distance from the concrete stem wall is maintained – per detail EA. The capacity of the PHD 2 & epoxy retrofit anchor bolt is 3610 lbs., which is more than twice the code-specified requirement of 1800 lbs. Therefore no pull test shall be required. Further, 4X blocking shall be installed under the end posts per details provided.

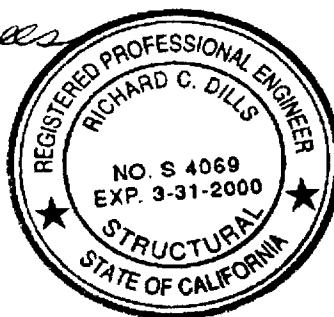
It was my understanding from Mr. Yasui when I discussed these issues yesterday, that your home would be passed for shear inspection after I faxed this letter to Mr. Yasui. I will inform Mr. Yasui that I am mailing two copies – wet ink signature as of 2/17/00 for official files.

Regards,



Richard C. Dills, S.E.  
9010 Laguna Place Way  
Elk Grove, CA 95758

Cc: Ron Yasui – City of Sacramento



February 22, 2000

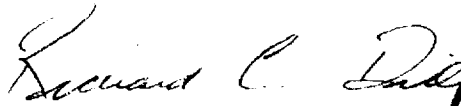
Mr. Mohammed Khan  
2725 52<sup>nd</sup> Ave.  
Sacramento, CA 95822

Re: Permit 99/6901R

Per my discussion with Mr. Garther Ware, the following substitutions may be made at the alternate braced wall panels:

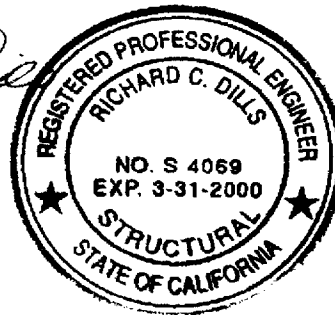
1. An HD5A may be substituted for the PHD2's specified.
2. The HD5A's may be connected to double 2X's, stitched together with 2-16d's @ 4" O.C. - full height. This is consistent with the post at other holdowns throughout this structure.

Regards,



Richard C. Dills, S.E.  
9010 Laguna Place Way  
Elk Grove, CA 95758

Cc: Ron Yasui - City of Sacramento



January 13 2000

Mr. Mohmmmed Khan  
2725 52<sup>nd</sup> Ave.  
Sacramento, CA 95822

Re: Correction Notice, Permit 99/6901R & Subsequent Revised Engineering Calculations/Details

Per my site visit on January 10, 1999, and our discussion at that time, the following points are addressed:

- 1 The double 2X posts at the 5'-3" shearwall along line "A" may be substituted for the 4X posts as long as they are stitched together with 2-16d's at 4" O.C.
- 2 In lieu of increasing the nailing at the line "A", 5'-3" shearwall from 3" edge, 12" field to 2" edge, 12" field on one side, two sides 3/8" ply with 3" edge & 12" field may be substituted. The retrofit epoxy anchor bolts shall be spaced at 8" O.C. max. Spacing the epoxy anchor bolts at an interval of 8" O.C. will place shear demand very low in respect to capacity; therefore no pull out testing is required.
- 3 Truss "CH" can be supported with double 2X studs at the ends and a single 4X6 at point 20.
- 4 Where MST 24's are not centered on the double top plate, splice with 24-16d's and a 4'-0" lap per original specification.
- 5 Block all load-bearing posts under floor to transmit gravity loads, per detail 111A.

Regards,

*Richard C. Dills*  
Richard C. Dills, S.E.  
9010 Laguna Place Way  
Elk Grove, CA 95758

