

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0507566

Insp Area: 3

Thos Bros: 317E7

Site Address: 2432 50TH AV SAC

Parcel No: 036-0106-010

Sub-Type: ASFR

Housing (Y/N): N

CONTRACTOR

OWNER

AHMAD HOOSH NAM 2003 REVOCA
PO BOX 27343
SAN FRANCISCO, CA 94127

ARCHITECT

Nature of Work: CONVERT EXISTING COVERED SUNROOM TO NON CONDITIONED SUNROOM

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 5/27/05 Owner Signature Jimmy Lane

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 5/27/05 Applicant/Agent Signature Jimmy Lane

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 5/27/05 Applicant Signature Jimmy Lane

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.

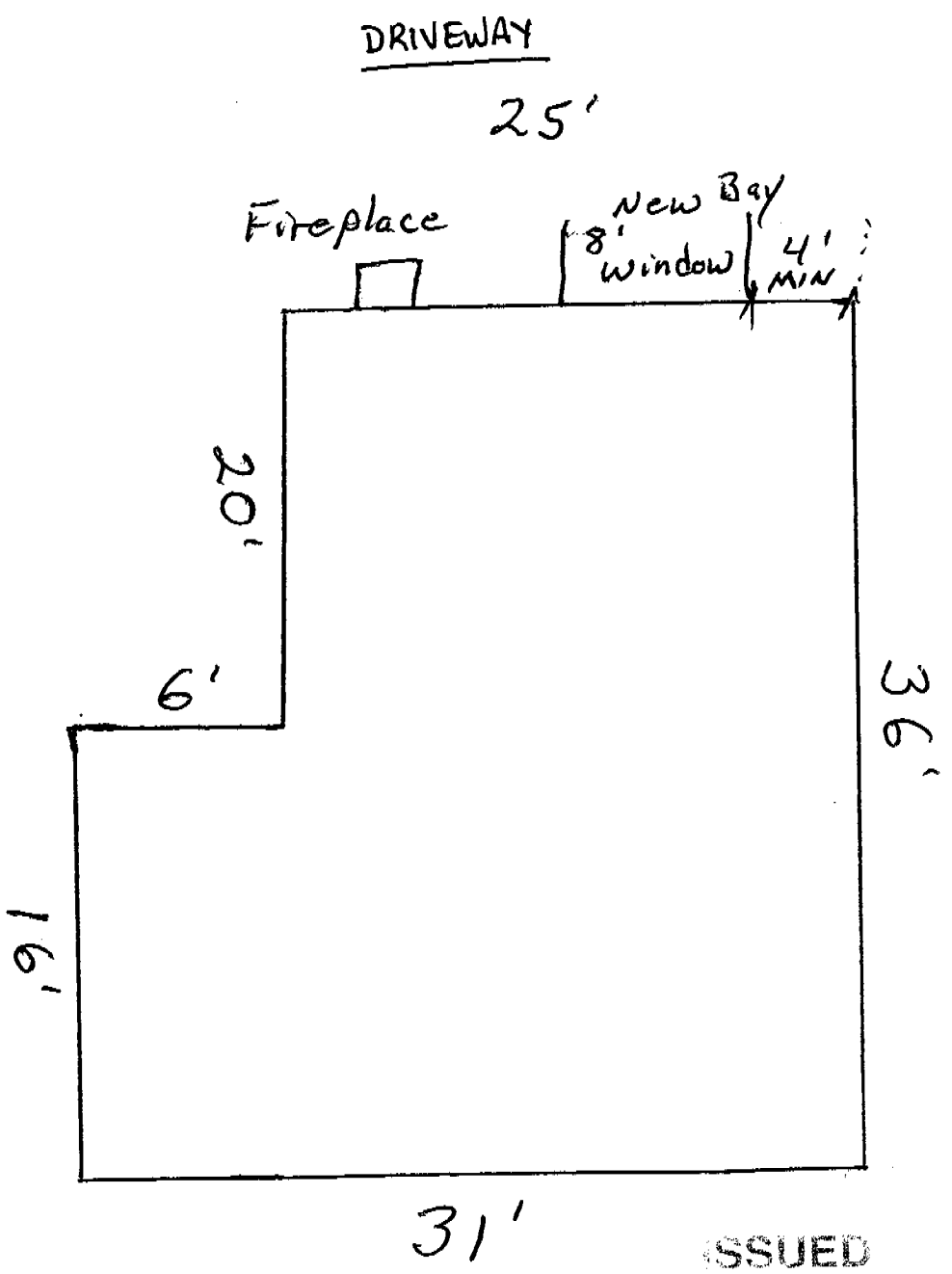
THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

City of Sacramento
Development Services Department
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 3791 Kroy Way	APN: 015-0239-008
DRPB AREA / PUD / SPD: None	ZONING: R-1
EXISTING LAND USE: SFR with detached garage	
PROPOSED USE: New bay window on the north side of home projecting about 18 inches	
<p>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</p> <p><input type="checkbox"/> Planning review is NOT required.</p> <p><input type="checkbox"/> Use is NOT allowed; applicant CANNOT submit for plan check.</p> <p><input type="checkbox"/> Requires APPLICATION(s): PC ZA IR ER DR PB</p> <p style="padding-left: 40px;">Required Planning application must be approved <i>before</i> project can be submitted for plan check</p> <p><input type="checkbox"/> Application(s) IN PROGRESS: File Number:</p> <p style="padding-left: 40px;">Application must be approved before project can be submitted for plan check.</p> <p><input type="checkbox"/> Application(s) COMPLETED: File Number & approval date:</p> <p style="padding-left: 40px;">Building permit must conform to approved plans and comply with all conditions of approval. Do NOT accept applications for a building permit prior to the end of the 10-day appeal period.</p> <p><input checked="" type="checkbox"/> Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.</p> <p><input checked="" type="checkbox"/> Meets setback & lot coverage requirements as shown on site plan provided.</p> <p><input type="checkbox"/> Plans to be submitted have been stamped/signed by Planning counter staff.</p> <p><input type="checkbox"/> Route to SITE for plan check and inspection.</p> <p><input type="checkbox"/> Route to SITE for inspection only, plan check not required.</p> <p><input type="checkbox"/> Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.</p>	
<p>CONDITIONS AND COMMENTS: No planning issues are apparent. Window may not be closer than 5 feet on the interior side. Plans show side yard setback is existing more than 5 feet. No design review is required.</p>	
DATE: May 23, 2005	BY: Evan Compton

Merrill
JOB

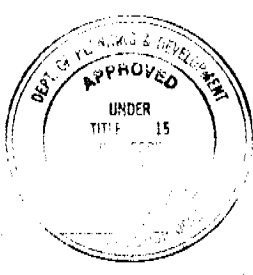
Front



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MAY 27 2008

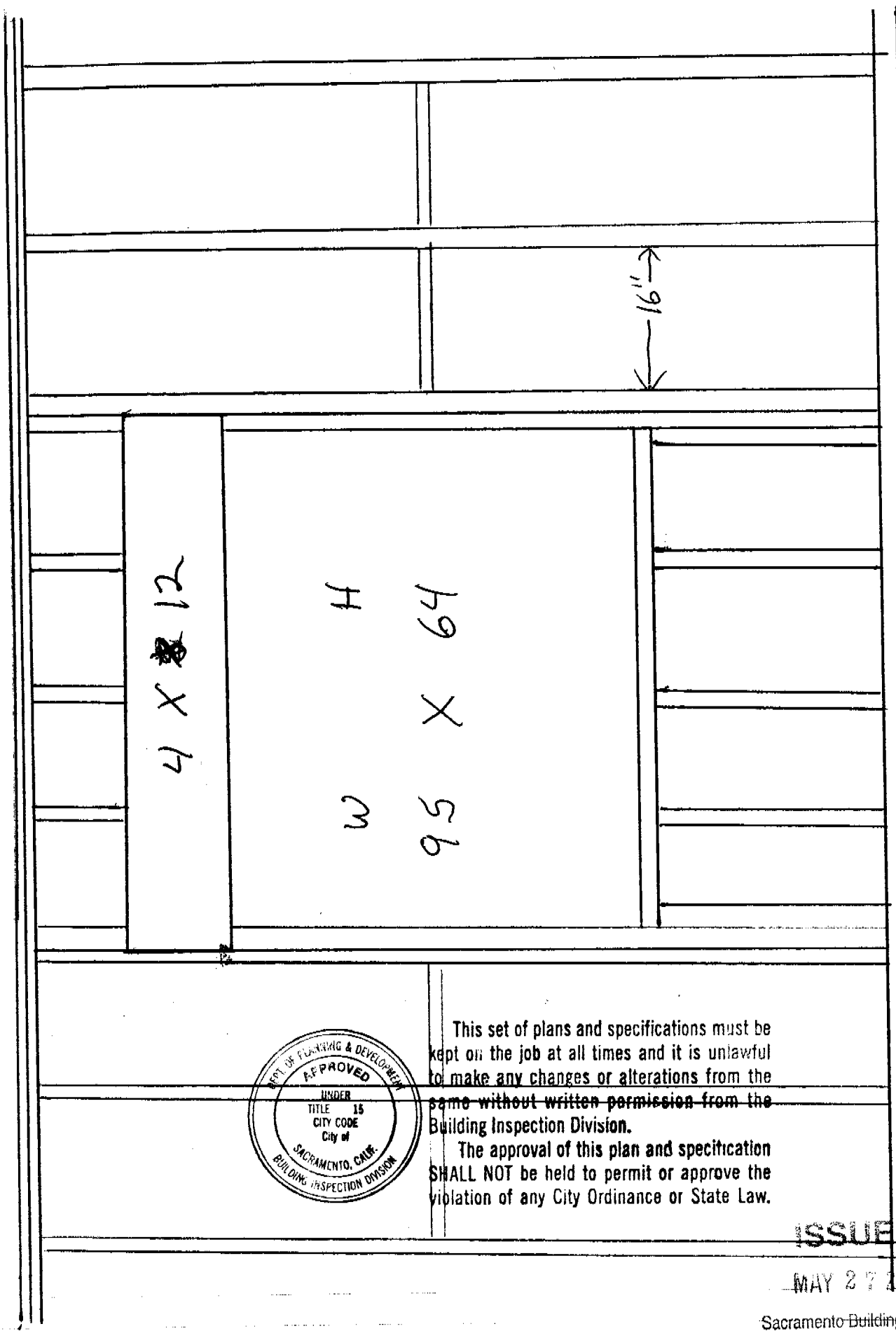
Sacramento Building Division



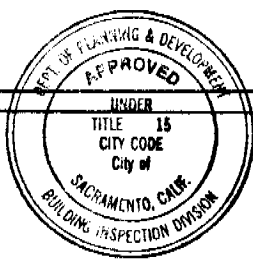
CITY COPY

This set of plans and specifications shall 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 Division.

The approval of this plan and approval shall NOT be held to permit or approve the violation of any City Ordinance or State Law.



Merrill JOB - New Bay Window / w New Header



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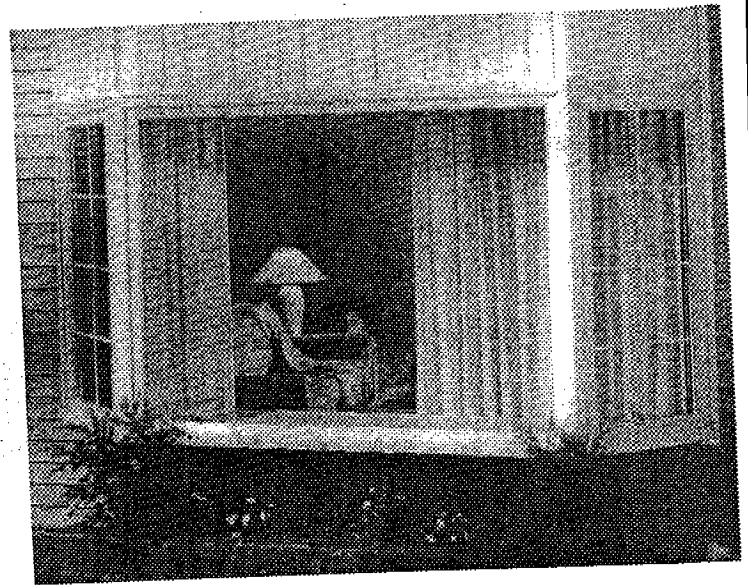
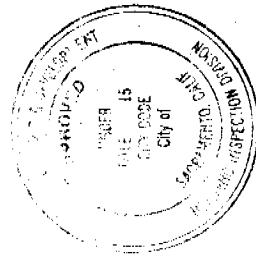
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MAY 27 2005

Sacramento Building Division

Installing Bay, Bow, and Garden Windows

This permit is to be kept on the job at all times and it is the responsibility of the contractor 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.



One of the pleasant options available when you replace your old windows is the opportunity to put in a more decorative window than the one you are removing. The most popular of the up-grade windows are the Bay, Bow, or Garden Window.

Because they are factory pre-assembled, they can be mounted as a unit. However, they usually cannot be installed to the blindstop as in other vinyl window products. Installation can only be done by removing the old window frame along with the old sash.

Bay Window

A Bay Window has three glass units - usually two operating on the side of one fixed in the center. The Bay Window can have double-hung or casement windows for the operating units and a picture window for the fixed center unit. The two operating units are usually at a 30 degree, 45 degree, or 90 degree angle to the wall of the house, and the center fixed unit is usually larger than the two flanking operating units.

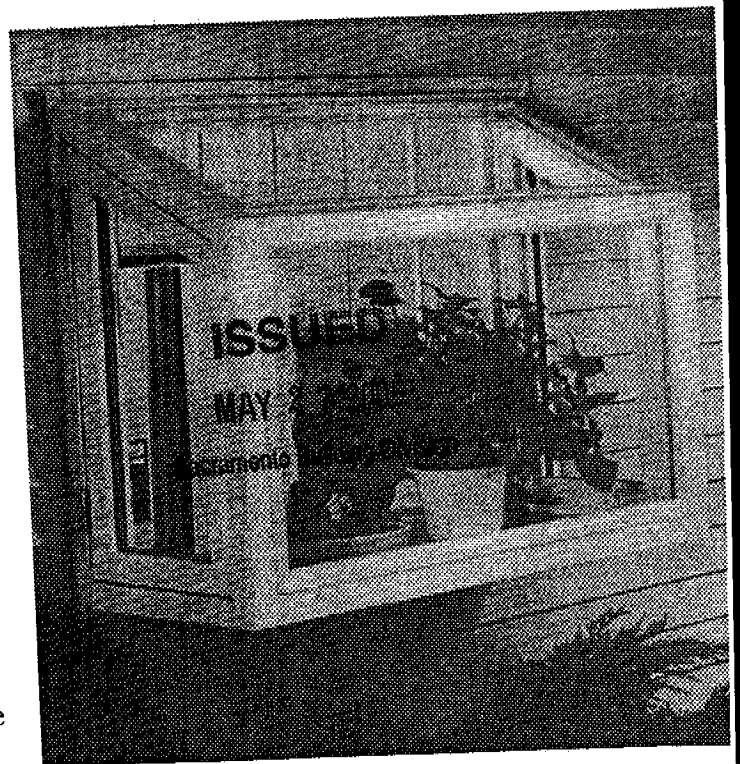
Bow Window

A Bow Window has three or more, up to 5, glass units of the same size and two or more of them are operating units. In fact, all the units can be operating. Bow Window units form a gentle curve since each unit is usually only angled at 10 degrees from the adjacent window unit.

Garden Window

Garden Windows are similar to a 90 degree Bay Window but have a sloped roof of glass, and can have the front panel operate as well as the two side units.

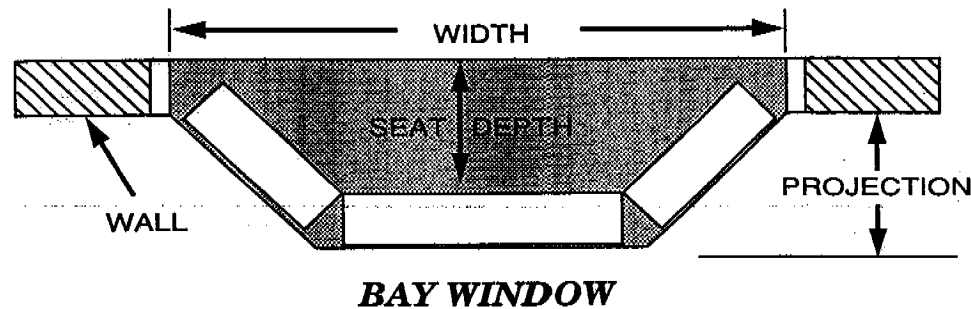
Each Bay and Bow Window is factory assembled with a structural, (1" or thicker) weathertight laminated headboard, seatboard, and side panels. Garden Windows have the seatboard and side panels but with the glass roof panel, there is no need for a headboard.



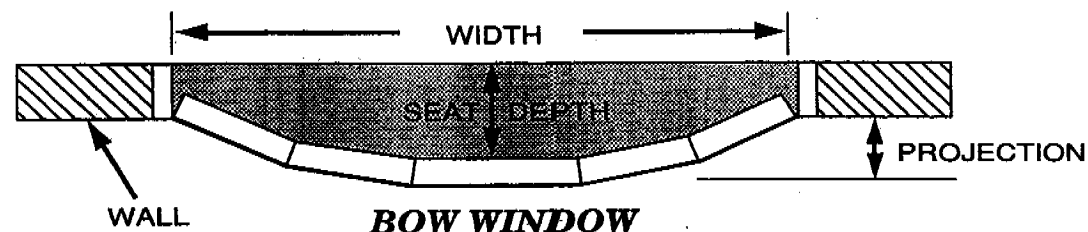
Once the old frame is removed, the Bay or Bow Window can be custom made to any size. It is structurally integrated, and can be placed in the opening without making any major changes to the opening.

Projection & Seat Depth

It is helpful to determine the distance a Bay or Bow Window will extend from the house and how deep the seat board will be. The following charts and illustrations will help you determine the approximate distances of projection and seatboard depth. They may vary by a small amount and are meant as an estimate only.



BAY WINDOW



BOW WINDOW

Bay Window Projections

Bay Windows usually are three windows only. The configuration can consist of a picture window flanked by two operable double-hungs or casements, or the center unit can also be operable. Bay Windows come in two standard angles of 30° and 45°.

The following diagrams and chart show relative values of the dimensions for the assembled Bay Window assuming a standard Side Board Depth of 6"

Mullion Angle	Width of Flanker	Projection	Seat Depth	Center Window Factor
30 degree	16"	8 3/4"	10 1/2"	34 1/2"
	22"	11 1/2"	13 1/4"	44 3/4"
	28"	14 1/2"	16 1/4"	55 1/4"
45 degree	16"	12 1/4"	14 1/4"	31"
	22"	16 3/4"	18 1/2"	39 1/2"
	28"	21"	22 3/4"	48"

Center Window Factor: Deduct Factor from total Bay Width to determine Center Window Size.

Garden Window Projections

Garden Windows are ordered from the factory to standards determined by the manufacturer. Check with the dealer for the projection and side dimensions for a given height and width.

Bow Window Projections

The Standard Bow consists of 3, 4 or 5 lites, connected by 10 degree angle mullions. The opening widths are shown with approximate projections.

Opening Width	Number of Lites	Approximate Projection & Seat Depth
48" - 60"	3	3"
61" - 65"	3	3 1/2"
66" - 72"	3	4"
73" - 78"	4	6 1/2"
79" - 84"	4	7"
85" - 90"	4	7 1/2"
91" - 96"	4	8"
97" - 101"	5	10"
102" - 108"	5	11"
109" - 114"	5	11 1/2"
115" - 120"	5	12"

Note: Projections over 8" require Bracing, and a roof where soffits do not sufficiently cover the window. Seat Depth roughly equals Projection since the thickness of the window & frame is approximately the same as the standard wall depth of 4 1/2".

Removing an existing combination window should clear the opening down to the header, sill, and jack studs, as shown. Carefully remove all the exterior trim, drip capping, and brick mould casing. If the house has been re-sided, remove the old "J" channel and replace with new so that it can butt-up to the new window correctly.

Carefully measure the rough opening and compare it with the outside dimensions of the new Bay or Bow Window. Sometimes, the construction in an older home diverts from the expected. Large spaces were framed out and filled with insulation up to the old window. These spaces can be filled in with 2x4 stock, 5/4 stock, even 1 inch stock. The concern you should have is to make sure that the new window is structurally supported around the entire perimeter, and that the opening is not more than 1/4" to 1/2" larger than the new window. It is always easier to make the opening smaller to fit the window.

If the opening should be smaller than the window, it will probably not be more than 1/2" to 1" smaller. If

the opening is smaller in the width you can replace one of the jack studs with a 5/4 " x 4" board and gain 3/8" more clearance. Replacing both jack studs with 5/4" stock opens the width 3/4". Before replacing the jack studs, prop up the header with a temporary brace. Cut and remove the jack stud carefully. Install a steel corner brace where the header meets the king stud. Cut and install the 5/4 stock to the right length, and nail securely. Install a steel corner brace where the jack stud meets the rough sill. If the jack studs are to be replaced on both sides, cut and install a new rough sill after the new jack studs are installed and the temporary header bracing is removed.

If the opening is too small in height, the rough sill can be replaced with 5/4 stock which will increase the opening height 3/8". If that still isn't enough, then the cripple studs beneath the rough sill may have to be shortened. It is advisable not to tamper with the header because that involves major construction work.

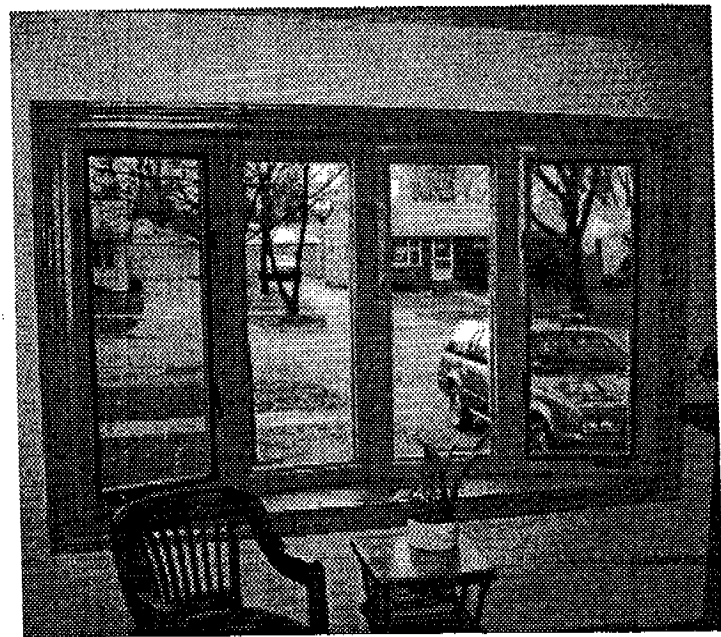
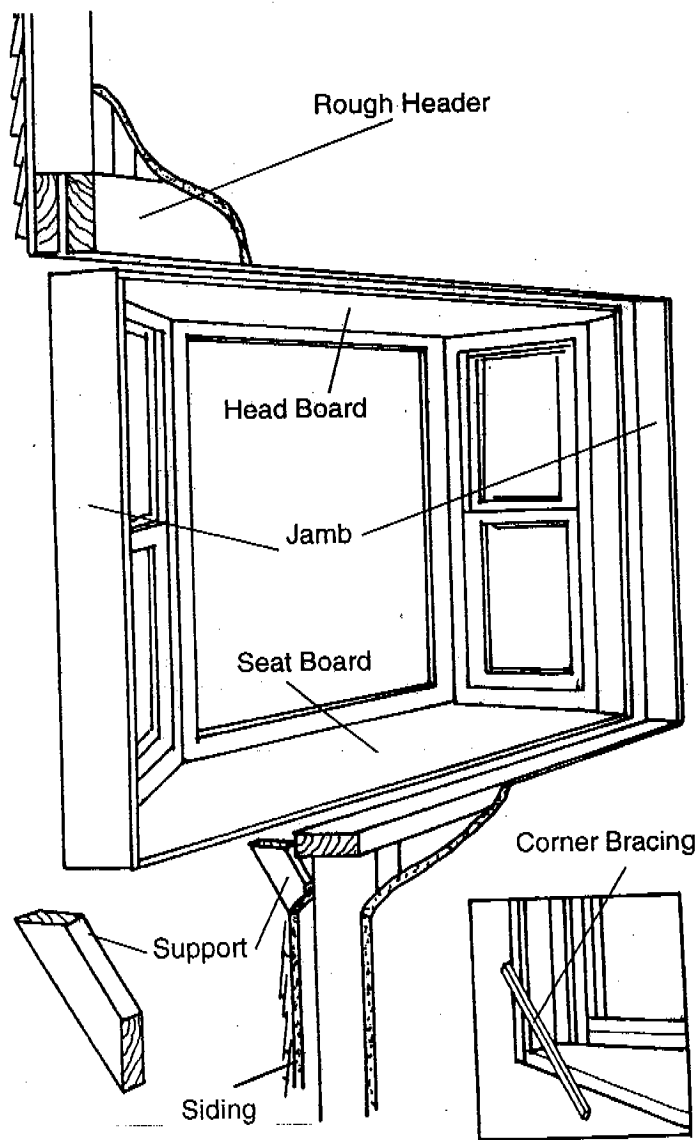
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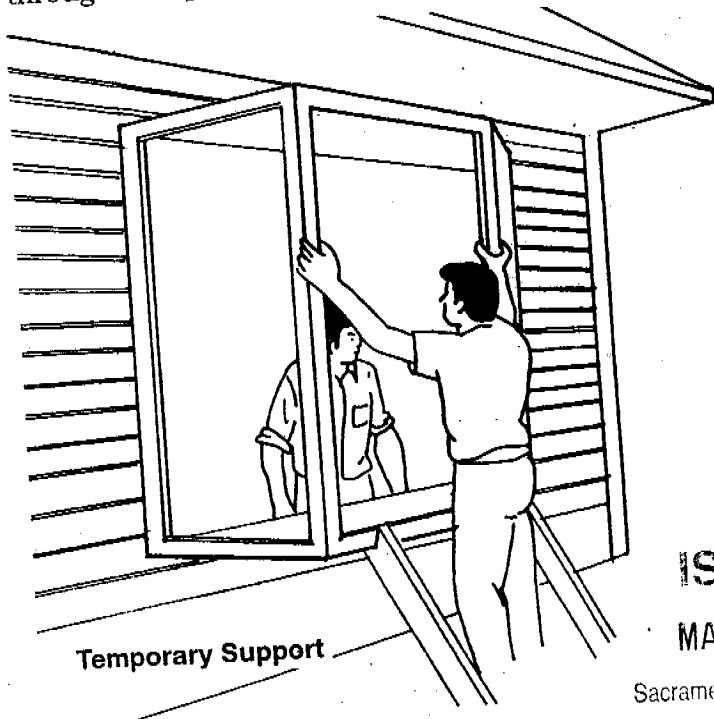
Installing the New Bay, Bow, or Garden Window

Bay, Bow, and Garden Windows designed for replacement come as an integral unit which includes head and seat boards, all the windows, complete in a sealed unit ready for installation. If the top and bottom are not sealed with coated aluminum to weatherproof them, it is advisable to do so before installation. Even if you intend to cover the top and bottom, the extra step will prevent any deterioration of the unit from moisture buildup.



Bay or Bow Window units are bulky and heavy and will require help in installation. Use at least one person for every three feet of width. Because they are built within 1/4" of the opening height, it is nearly impossible to install the units from the outside due to the height of the opening off the ground. It is simpler to insert the window into the house, right it to its proper up-right position, and install it slowly from the inside as shown.

First rest the outer edge of the projection on the sill, tilt the window unit up-right until the upper edge of the projection fits under the header. Maneuver the window unit outward until it is about halfway outside. The sill will now be holding the weight of the unit. Have one or two of your helpers go outside to help steady the window as you continue to push it through the opening.

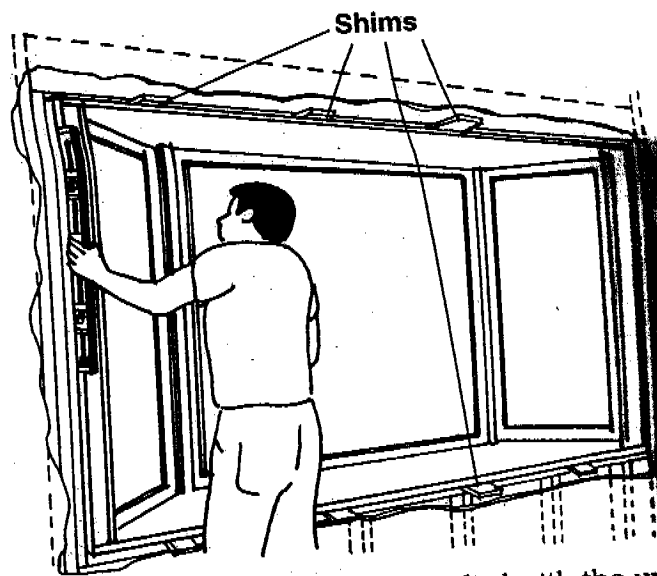


Temporary Support

If there is no existing exterior support, use 2 x 4 studs as shown, pre-cut to the anticipated length to support the outer edge of the projection as it is eased outside. Work the unit outside until the edges of the side boards, head board, and seat board are flush with the interior wall surface.

Secure the outer edge of the projection with adequate support from the temporary braces. Using a level, be sure that the window sits plumb and square in the opening. Using 3" wood screws, countersunk in the sides, head, and seat, gently anchor the window unit in the opening using shims under each screw. Check the plumb, square, and level again and adjust as necessary. Then you can tighten the screws.

Any Bay, Bow, or Garden Window with a projection over 8" outside the exterior siding of the house needs



support brackets. If none are supplied with the unit, a pair can be cut from 2x12, or 2x10 pressure treated lumber. They can then be covered with pre-finished aluminum capping stock or form the base for an enclosed support, as shown.

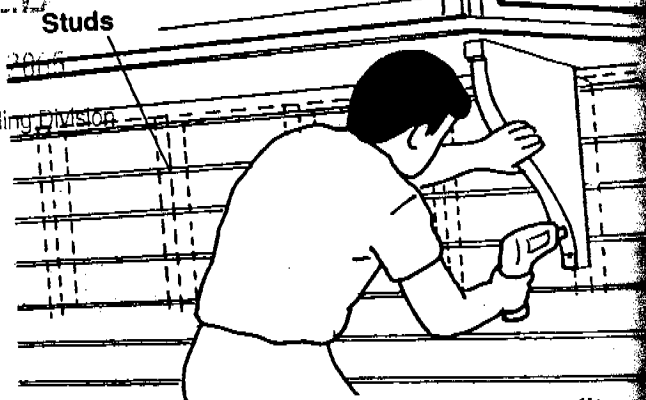
Making a Support for Bay, Bow, or Garden Windows

Outside the house, set a knee brace or angled support under each mullion of the window. Place the long leg of the brace against the house, and drill pilot holes through the brace into cripple studs in the wall. You can identify the location of the cripple studs after you have removed the old window. Nails in the rough sill will show where they are. If there is no cripple stud in a proper position, move the brace left or right (within reason) until it lines up correctly. The

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idea is to support the window, under the mullion as close as possible, yet maintain a balanced, symmetrical look to the braces. If they are to be covered, the symmetry is less important.

Fasten the support bracket using a 3/8" lag bolt that is long enough to penetrate into the stud at least 1/2". Fasten the brace to the underside of the Bay or Bow window unit with a wood screw of sufficient length to anchor into the seat board, but not puncture through.

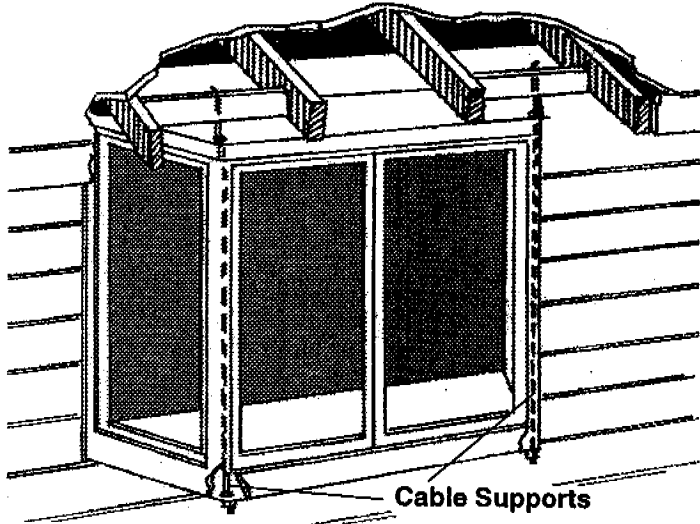
Using a Cable Support System

Most manufacturers can supply a cable support system for Bay and Bow Windows to eliminate the need for knee brackets. Garden Windows, with glass roofs that cannot use a cable system, will still require knee brackets. If a cable support system is not available from the manufacturer, lumber and building materials dealers can usually supply a kit.

The typical cable kit consists of two threaded pins, washers and nuts, cables, and cable anchor brackets. Cable support systems work easiest where there is an overhang (soffit or cantilevered floor) above the installed window. Follow the instructions supplied with the cable system.

In the overhang are roof rafters or floor joists to which the cables are anchored. The cables run through the hollow mullions separating the windows in the unit, and the cables are finally anchored to the threaded pins which protrude through the bottom of the seat board on the window.

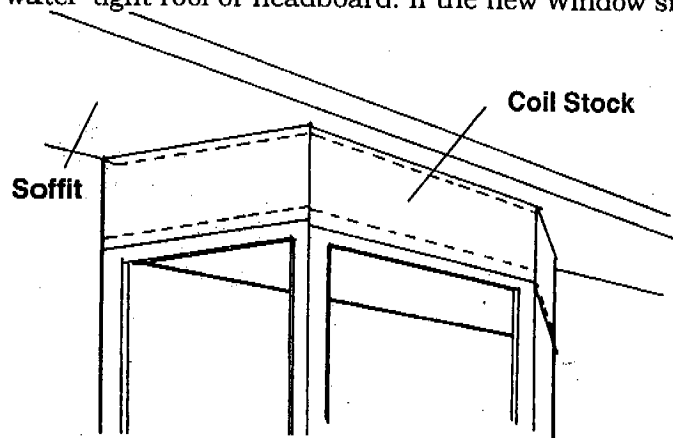
The washer and nut are applied to the threaded pin. Each nut is tightened until the window unit is level and plumb. Once the window is level, the temporary bracing can be removed. The cable support system can be adjusted periodically to compensate for changes caused by temperature, humidity, or settling of the wall.



For installations where there is no overhang, refer to the instructions to add a roof. The cable system can be substituted for the plumber's tape. The cable anchor is bolted to the stud in the wall under the roof, and the cable and pins are installed the same way. Remember, because of the angle of the cable, stress is placed at the point where the cable exits the top of the headboard. It is recommended to also use support angles below the seat board in installations where the cable cannot be hung from a rafter or joist above.

Adding a Roof

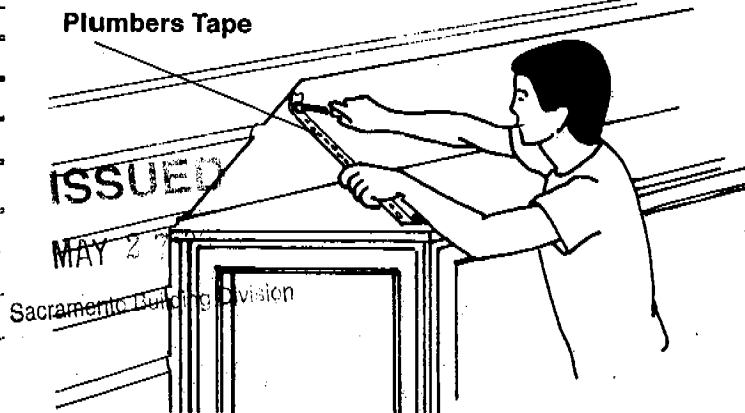
Garden Windows have their own integral roof with a glass panel. Bay and Bow Windows do not have a water-tight roof or headboard. If the new Window sits



close to an existing overhang (cantilevered upper floor or soffit) capping from pre-finished aluminum coil stock can be applied and blend the unit into the overhang as shown and no roof is needed. However, for installations where there is no overhang, a roof is necessary to avoid water leakage. The addition of a roof can be a decorative addition as well.

There are pre-cut, or pre-fab roof kits available from various manufacturers. Most times, because the Bay or Bow Window is custom sized, pre-made roofs are not available, so it may be necessary to build your own.

If you install a pre-cut roof, follow the manufacturer's instructions. To fabricate a roof for your new window begin by marking the siding in the shape of the roof



to be added. Cut back the siding to the sheathing at least 12 inches above the top of the Bay, Bow, or Garden Window Unit. Using plumbers' tape (metal strapping) attach the strap to a wall stud about 10" above the top of the window unit. Pull the strap out to the window corner, or a mullion and use a screw to anchor it to the head board. Do this on both sides.

Depending on the projection, make a hip rafter out of 2x4's (when space is limited 5/4 stock or 1-1/4" thick wood is desirable) as shown. Install an end rafter on each side.