

Downtown Permit Center
1231 I Street, Suite 200
Sacramento, CA 95814
Help Line: 1-916-264-5656

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
BUILDING DIVISION
www.cityofsacramento.org

North Permit Center
2101 Arena Blvd., Suite 200
Sacramento, CA 95834
Inspection: 1-916-808-4677

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 008 - 0411 - 034 PERMIT # 0505195
SITE ADDRESS 1535-39th St. ACREAGE .35

The City of Sacramento requires a building site to be graded to drain correctly and site drainage routed to an approved location. To help us understand the site drainage for your project and determine if a driveway permit or an encroachment permit is required please answer the following questions. All questions must be answered.

- | | | |
|--|-------------------------------------|--|
| 1. Are there existing structures on the site? | <input checked="" type="radio"/> Y | <input type="radio"/> N |
| 2. Is there an existing concrete or paved driveway to this parcel from the street? | <input checked="" type="radio"/> Y | <input type="radio"/> *N |
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| 8. Is the curb at the street square? | <input checked="" type="radio"/> *Y | <input type="radio"/> N <input type="radio"/> N/A |
| 9. Is there a rolled curb at the street? | <input type="radio"/> Y | <input checked="" type="radio"/> N <input checked="" type="radio"/> N/A |
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| 18. Will existing drainage be re-routed? | <input type="radio"/> *Y | <input checked="" type="radio"/> N |
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| 20. Did this project require approval from the Zoning Administrator? | <input type="radio"/> *Y | <input checked="" type="radio"/> N |
| 21. Did the project require approval from the Planning Administrator? | <input type="radio"/> *Y | <input checked="" type="radio"/> N |

Microfilm

Date: 8-12-05

0505195

CS Engineering

To: David & Cory Mering
1535 39th Street
Sacramento, CA. 95816

Re: Floor Joists
Mering Residence II
Sacramento, CA.

2420 K Street, Suite 220
Sacramento, CA. 95816
(916) 658-8600 (office)
(916) 658-8601 (fax)
(916) 690-1458 (cell)

csengineering0704@sbcglobal.net

Dear David & Cory:

Per your request, CS Engineering is submitting this letter in response to the proposed framing modifications at the subject project. In particular, I shall address ceiling joist elimination.

It is my professional opinion, based upon a review of the drawings and calculations, that the proposed framing modifications are structurally acceptable as long as the following criteria are met:

- Eliminate ceiling joists & use ridge beam (2) 1 3/4 x 11 7/8 LVL w/4 x 4 posts to continuous footing. See attached detail.
- At gable end provide wall stability by extending each stud and the (N) 4 x 4 post to the (E) roof rafters. Notch the old clg level top plate to pass studs. This is required between windows only.
- Due to Arch'l windows, the specified 5'-5" wall is only 48". Using same S.W. designation (#6) note that 48" is acceptable. See attached calculations.

Please call if you have any questions/concerns regarding the items above. For your convenience, two additional, stamped and signed, copies are enclosed for review by the Building Inspector.

Sincerely,



Charles Sinkey Jr. S.E.



LOADS: BY OBSERVATION WIND CONTROLS.

LATERAL

BASIC WIND SPEED = 80MPH
 EXPOSURE B $C_g = 1.3$ $Z = 16$ PSF $C_e = 0.63$ (BY INTERPOLATION)
 $I = 1$

$$P = (16.4)(1)(1.3)(0.63) = 13.43 \text{ PSF}$$

$$W = (13.43)(6.5 + 4) = 141 \text{ PLF}$$

DIAPHRAGM

BY OBSERVATION, NO CHANGE ON DIAPHRAGM LOADS FOR EXISTING DIAPHRAGM. EXISTING DIAPHRAGM IS OK

DIAPHRAGM FOR ADDED BATH ROOM (9'10" x 15'7")

$$P = (16.4)(1)(1.3)(0.63) = 13.22 \text{ PSF}$$

$$W = (13.22)(2.5 + \frac{8}{2}) = 86 \text{ PLF}$$

$$V = (86)(15.583) = 670.1 \text{ LB}$$

$$W = (670.1) / 9.833 = 68.143 \text{ PLF}$$

USE $\frac{1}{2}$ " CDX OR (OSB)
 w/ 8d NAILING @ 6" E.N.
 12" E.N.

SHEAR WALLS:

DIRECTION. NO SIGNIFICANT CHANGES TO SHEAR WALL IN TRANSVERSE DIRECTION. PROVIDE $\diamond 6$ PANELS @ EXTERIOR WALLS

LONG. DIRECTION:

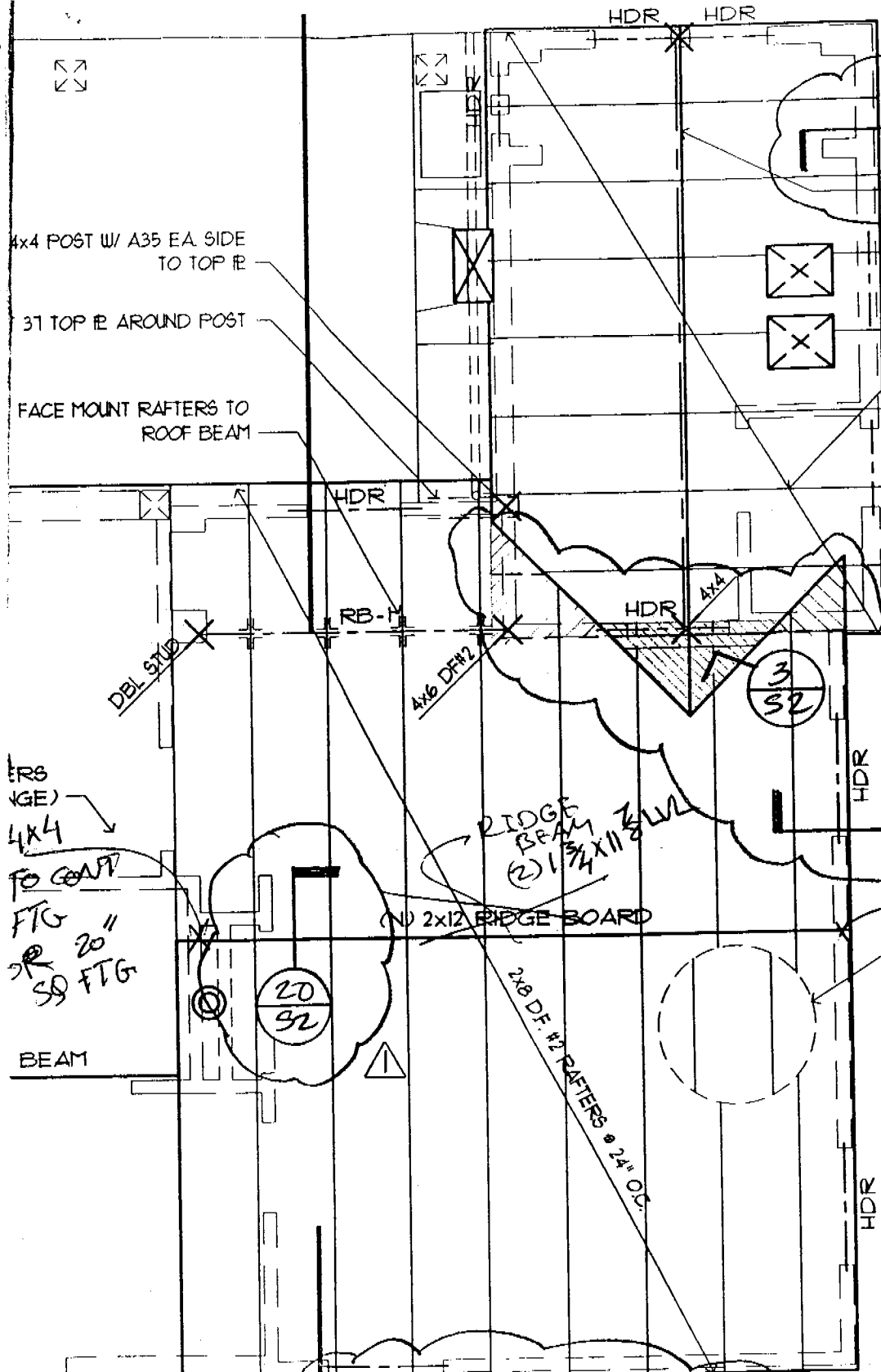
$$V_{2.1} = 86 \text{ PLF} (10/2) / 4' = 108 \text{ PLF} \quad \diamond 6 / B.W. \#3$$

LN A $V = (86)(15.583) = 670.1 \text{ PLF}$
 $W = 670.1 / (2)(2.67) = 125 \text{ PLF}$

USE $\diamond 6$

BY INSPECTION NO WLD DV IS REQD

LN B+A.6 REPLACE REMOVED CORNER BRACED WALL PANEL WITH FRAMED $\diamond 6$ WALL
 TOTAL WALL LENGTH = 8.5'



4x4 POST W/ A35 EA. SIDE TO TOP PL

31 TOP PL AROUND POST

FACE MOUNT RAFTERS TO ROOF BEAM

RIDGE BEAM 1-3/4x9-1/2 LVL

2x8 RAFTERS @ 24" O.C.

FIELD MODIFICATION @ MERVING RESIDENCE

ERS (NGE) 4x4 TO CONT. FTG 20" SS FTG BEAM

RIDGE BEAM (2) 1-3/4x11-1/2 LVL (N) 2x12 RIDGE BOARD

4x4 TO CONT. FTG 2x10 DF. #2 @ 24" O.C. CEILING JOISTS

2x8 D.F. #2 RAFTERS @ 24" O.C.

NOT NEEDED!

ERS (NGE)

VERIFY (E) SIZE IN FIELD REPLACE IF REQ'D



(A)

(B)

(C)

2

Ridge Beam

Roof

span = 16.75 ft Trib. Roof Width = 9.5 ft
w = 9.5 x 31 = 294.5plf
R = 294.5 x 16.75 / 2 = 2467 LB Use 4x4 post to cont. FTG.

Grade = LVL
FV = Fv = 285 psi
Fb' = Fb = 2600 psi Where CD = 1 AND CF = 1
E' = 1900000 psi

$$Ar = \{ (1.5)(294.5)(16.75/2) \} / 285 = 12.99 \text{ sq in}$$
$$Sr = \{ (1.5)(294.5)(16.75)^2 \} / 2600 = 47.67 \text{ cu in}$$
$$Ir = \{ (294.5)(16.75)^3 \} / 4222 = 327.9 \text{ in}^4$$

USE (2)1.75x11.875 LVL

A = 41.56 S = 82.26 I = 488.4

4 x post braced within 2x4 stud wall

Roof

Sawn Lumber Post Capacity
 $c = 0.8$, $KcE = 0.3$ $F^*c = Fc = 1350$

d post	Height (ft)	Cp	Fc'	Pa @ b =		
				3.5	5.5	7.5
3.5	3	0.929	1254.172	15364	24142.82	32922.02
	3.5	0.897	1211.619	14842	23323.67	31805.01
	4	0.858	1157.742	14182	22286.53	30390.73
	4.5	0.809	1092.011	13377	21021.22	28665.29
	5	0.752	1015.807	12444	19554.29	26664.94
	5.5	0.691	932.779	11427	17956	24485.46
	6	0.628	847.895	10387	16321.97	22257.24
	6.5	0.567	765.746	9380	14740.61	20100.83
	7	0.511	689.426	8445	13271.45	18097.43
	7.5	0.460	620.412	7600	11942.92	16285.8
	8	0.414	559.008	6848	10760.91	14673.97
	8.5	0.374	504.852	6184	9718.404	13252.37
	9	0.339	457.271	5602	8802.464	12003.36
	9.5	0.308	415.499	5090	7998.355	10906.85
	10	0.281	378.787	4640	7291.647	9943.156
	10.5	0.257	346.450	4244	6669.159	9094.307
	11	0.235	317.884	3894	6119.274	8344.464
	11.5	0.217	292.569	3584	5631.955	7679.939
	12	0.200	270.058	3308	5198.621	7089.029
	12.5	0.185	249.972	3062	4811.97	6561.778
	13	0.172	231.990	2842	4465.801	6089.729
	13.5	0.160	215.836	2644	4154.849	5665.703
	14	0.149	201.280	2466	3874.633	5283.591
	14.5	0.139	188.121	2304	3621.338	4938.188
	15	0.131	176.192	2158	3391.698	4625.042
	15.5	0.122	165.346	2025	3182.915	4340.339
	16	0.115	155.459	1904	2992.584	4080.796
	16.5	0.108	146.422	1794	2818.625	3843.58
	17	0.102	138.142	1692	2659.241	3626.237
	17.5	0.097	130.539	1599	2512.868	3426.638
	18	0.092	123.540	1513	2378.145	3242.925
	18.5	0.087	117.085	1434	2253.88	3073.473
	19	0.082	111.118	1361	2139.03	2916.859
	19.5	0.078	105.593	1294	2032.674	2771.829
	20	0.074	100.468	1231	1934.004	2637.278

Walls	Stud Spacing = 65 in o.c	Walls
Wall Studs Are 4x4 DF#2	Vertical w = 0 plf	
b = 3.5 d = 3.5 A = 12.25	Wind Pressure = 13.22 psf	
S = 7.15 I = 12.5	Unbraced Height = 12.58333 ft	

1) COMPRESSION LOAD

Loads P = (65/12)(0) = 0 LB/Stud
 fc = (0)/(12.25) = 0 psi

Capacity Fc = 1350 psi CF = 1.15 CD = 1
 Fc* = (1350)(1.15)(1) = 1552.5 psi
 Fc' = (1552.5)(0.16) = 248.4 psi **OK**

2) FLEXURAL

Loads w = (65/12)(13.22) = 71.61 plf/Stud
 M = (71.61)(12.58333)²/8 = 1417.34 LB-ft
 fb = (1417.34)(12)/(7.15) = 2378.75 psi

Capacity Fb = 875 psi CF = 1.5 CD = 1.6 Cr = 1.15
 Fb' = (875)(1.15)(1.5)(1.6) = 2415 psi **OK**

3) INTERACTION

$[fc/Fc]^2 = [0/248.4]^2 = 0$
 $fb / \{Fb' [1 - (fc/FcE)]\} = 2378.75 / \{2415 [1 - (0/257.884)]\} = 0.985$
 $[fc/Fc]^2 + fb / \{Fb' [1 - (fc/FcE)]\} = 0.985$ **OK**

USE 4x4DF#2 STUDS @ 65in o.c

OPTION of STRAPPING STUDS

STUDS SIZE = 2x4 DF#2

$F_b' = (1.15)(1.6)(1.5)(875) = 2415$ PSI

$T = (2415)(\frac{3.5}{2})(0.5) = 2113$ LB

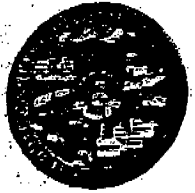


BOARD STRAP OPTIONS:

- LSTI 49 OR LARGER (2580 LB)
- ST6224 (2540 LB)
- MSTC 28 OR LARGER (3000 LB)
- MSTI 26 OR LARGER (2355 LB)
- ST6236 (3845 LB)

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 1535 39 th St	APN: 008-0411-034
DRPB AREA / PUD / SPD: None	ZONING: R-1
EXISTING LAND USE: SFR with detached garage and detached guest house (see note below)	
PROPOSED USE: 168' bathroom addition to the main house	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER DR PB Required Planning application must be approved <i>before</i> project can be submitted for plan check
<input type="checkbox"/>	Application(s) IN PROGRESS: File Number: Application must be approved before project can be submitted for plan check.
<input type="checkbox"/>	Application(s) COMPLETED: File Number & approval date: 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.
<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.
<input checked="" type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input checked="" type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Route to SITE for inspection only , plan check not required.
<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>CONDITIONS AND COMMENTS:</p> <p style="text-align: right;">Note: The existing guest house was researched under project Z02-170 – it was determined that the guest house is legally non-conforming. The proposed structure is to be used as garage and recreation room. If the recreation room were ever to be converted to a second dwelling unit or to a second guest house, a special permit would be required for that change of use.</p> <p>Approx. footprint of house with 168' bathroom addition, existing accessory buildings (garage and 2nd unit) porches, etc. is 4699'/12000' (lot area according to the assessor's map is 160' X 75') = 39% total lot coverage okay. Min. 5' side yard setback. No change to accessory buildings or front of the house.</p>	
DATE: 4-18-05	BY: Sally Shore



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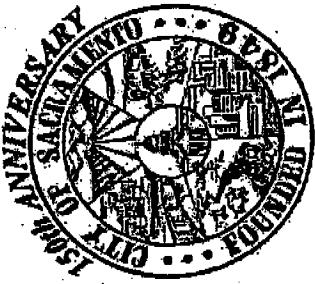
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SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 008 - 0411 - 034 PERMIT # 0505195
 SITE ADDRESS 1535 - 39th St. ACREAGE .85

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| 18. Will existing drainage be re-routed? | <input type="radio"/> *Y | <input checked="" type="radio"/> N |
| 19. Will drainage ditches or culverts be constructed or modified? | <input type="radio"/> *Y | <input checked="" type="radio"/> N <input checked="" type="radio"/> N/A |
| 20. Did this project require approval from the Zoning Administrator? | <input type="radio"/> *Y | <input checked="" type="radio"/> N |
| 21. Did the project require approval from the Planning Administrator? | <input type="radio"/> *Y | <input checked="" type="radio"/> N |



DATE: 4/18/05

#0505195

**CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIVISION
FAXED PERMIT APPLICATION (certain restrictions apply)**

Fax # 916-264-1901

Faxed request must be received in this office by 3:00 p.m. to be processed the following work day.
Note: Contractors must have a current certificate of Worker's Compensation Insurance.

Note: Work started before a Building Permit is issued will be subject to grand fee

IN ORDER TO PROCESS THIS REQUEST, ALL THE FOLLOWING INFORMATION MUST BE PROVIDED:

RESIDENTIAL APARTMENTS (4+ units per building) COMMERCIAL (unlimited)
 JOB ADDRESS: 1535 39th Street UNIT # _____ CONTRACT PRICE \$ _____
 CONTACT PERSON: Jim Cuthe CONTACT PHONE: 425-5661
 Property Owner: David Mering License # 25277
 Address: 1535 39th Street City/State/Zip: Sacramento CA 95819
 Phone: _____

NATURE OF REQUEST:

REROOF (excluding tile)
 TEAR-OFF
 RESHEET
 HOUSE GARAGE
 # SQUARES: 1
 Material: _____
 SIDING
 wood
 T-111
 Horiz
 vinyl
 stucco

Note: Design Review approval may be required in certain areas.

Indicate from the selections below & provide details under description of work.

HVAC INSTALLATIONS (residential ONLY)
 CHANGE-OUT: NEW
 Heat Pump
 Package
 Split system
 Roof mount
 Cut-in
 Heat pump or elect. unit to gas.
 Wall furnace
 Other (describe below)
 Value of duct work: \$ _____
 Equipment: \$ _____
 Cut-in: \$ _____
 Note: Design Review approval may be required for rooftop units.

WATER HEATER (residential ONLY)
 GAS ELECTRIC
 Change-out
 Electric to Gas
 Relocate
 New
 DRY ROT OR TERMITES DAMAGE REPAIR (Describe locations below)
 Note: Design Review approval may be required in certain areas.

MINOR ELECTRIC and/or MINOR PLUMBING (residential ONLY)
 Electric Service Change # snags
 New electric circuits
 Re-wire
 Water Service Replacement
 Sewer Service Replacement
 Gas Line Replacement
 Re-plumb Water Waste

PUBLIC UTILITIES SAFETY INSPECTION* (Residential and single apartment units ONLY)
 SMUD
 PGE
 *NOTE: Correction Notice items will require an additional building permit

DESCRIPTION OF WORK:

Bathroom addition & Remodel. 168 sq ft

22. Is there any tree, telephone pole, guy wire or similar obstruction located at the front of the property adjacent to the street or road?
23. Is this a corner lot?
24. Is the posted speed limit on this street greater than 25 MPH?
25. Is this parcel located on a four-lane street?
26. If site is greater than 1/2 acre has an erosion and sediment control plan been submitted?
27. If site disturbs 1 acre or more has a copy of the State General Permit NOI and SWPPP been submitted?
28. If site is part of a larger subdivision greater than 1 acre has a copy of the State General Permit NOI and SWPPP been submitted?

Y N

*Y N

*Y N

*Y N


Y *N N/A

Y *N N/A


Y *N N/A

CIRCLE THE DRAWING NUMBER BELOW THAT BEST ILLUSTRATES THE EXISTING CONDITION AT THE LOCATION OF THE PROPOSED DRIVEWAY OR SITE ACCESS.

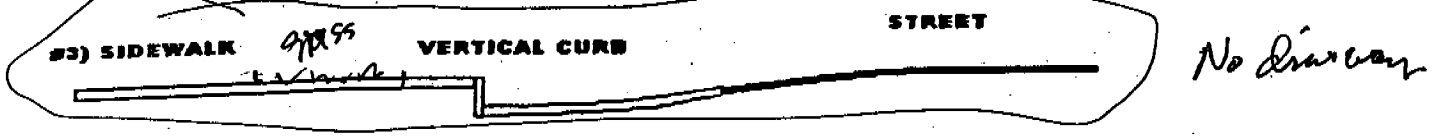
#1) NO CURB, CUTTER OR SIDEWALK STREET OR ROAD
 SWALE




#2) SIDEWALK ROLLED CURB STREET



#3) SIDEWALK VERTICAL CURB STREET



#4) NO SIDEWALK DITCH WITH CULVERT ROAD



#5 OTHER
 PROVIDE
 DETAIL HERE

I certify that the information provided on this document is accurate. I understand that if this form is incomplete, contains inaccurate or misleading information, the project located at this address may be delayed until any drainage or encroachment issues are resolved to the satisfaction of the City of Sacramento.

SIGNED [Signature] DATE 5-6-05
 TITLE Contractor
 PHONE NO. 425-5661