

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0003519
Insp Area: 1

Site Address: 3934 K ST SAC
Parcel No: 008-0134-021

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

CONTRACTOR
TIM LEAK BUILDER
1106 NORTH D ST
SAC CA

OWNER
BROWER DONALD/INGE
3934 K ST
SACRAMENTO CA 95816

ARCHITECT

Nature of Work: DEMO GARAGE, ADD NEW 781 SF GARAGE W/ 80 SF PORCH

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 411638 Date 10-12-00 Contractor Signature Mark R... [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: 7000

Date _____ Owner Signature [Signature] **PLANNING SERVICES**

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 above-mentioned property for inspection purposes.

Date 10-12-00 Applicant/Agent Signature Mark R... [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 WILLIAMSBURG NATIONAL Policy Number WLC125124 Exp Date 2-22-01

____ (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 10-12-00 Applicant Signature Mark R... [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: _____

By: _____

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 3434 K St.

Assessor's Parcel Number: 008-0134-021

Previous Use: ~~Single~~ Duplex

Description of Request/Proposed Use
Remove Garage + replace

Is This a Change of Use? _____

Zoning Designation: R-1

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

Comments (P) Duplex is non-conforming
(N) Garage is OK. Setback 5' lot covg.
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 W. J. Bourne 4/5/00

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

MICROFILM AFTER FINAL

25

Roberts Consulting Engineering
3060 Thorntree Dr. #10 • Chico, CA 95973 • (530) 894-8833
E-mail: cj@r-c-e.com & Website: <http://www.r-c-e.com>

Sacramento Building Department
1231 I Street Room 200
Sacramento, CA 95814
(916) 264-7619

RE: Brower Garage
3934 K Street
Sacramento, CA

~~0003519~~ 0003519 R
DEFERRED TRUSS
CALCS & SHEAR WALL

To Whom It May Concern.

We are writing this letter at the request of Tim Leake and Torrey Stoddard, a building contractor, to provide alternate shear transfer detail for the project listed above. The interior walls between the garage area and the shop require shear transfer to the roof diaphragm. The truss layout is such that a truss lands just off of the top plate for the shear wall.

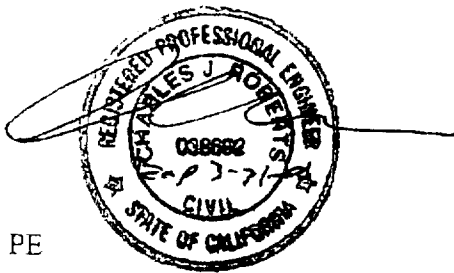
It is our recommendation that the truss above the shear walls be sheathed with 3/8" ply nailed at the same pattern as the shear wall below. This truss should then be connected to the shear wall with Simpson A35's at 36" on center.

Attached is a detail showing the construction of the shear connection.

Thank you for the opportunity to be of service. Please contact us at the address and number above if you have any questions.

Sincerely yours,

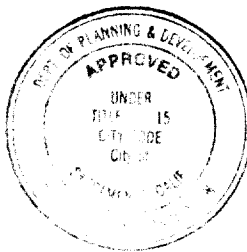
Charles J. Roberts, PE



ISSUED

FEB 06 2001

Sacramento Building Division

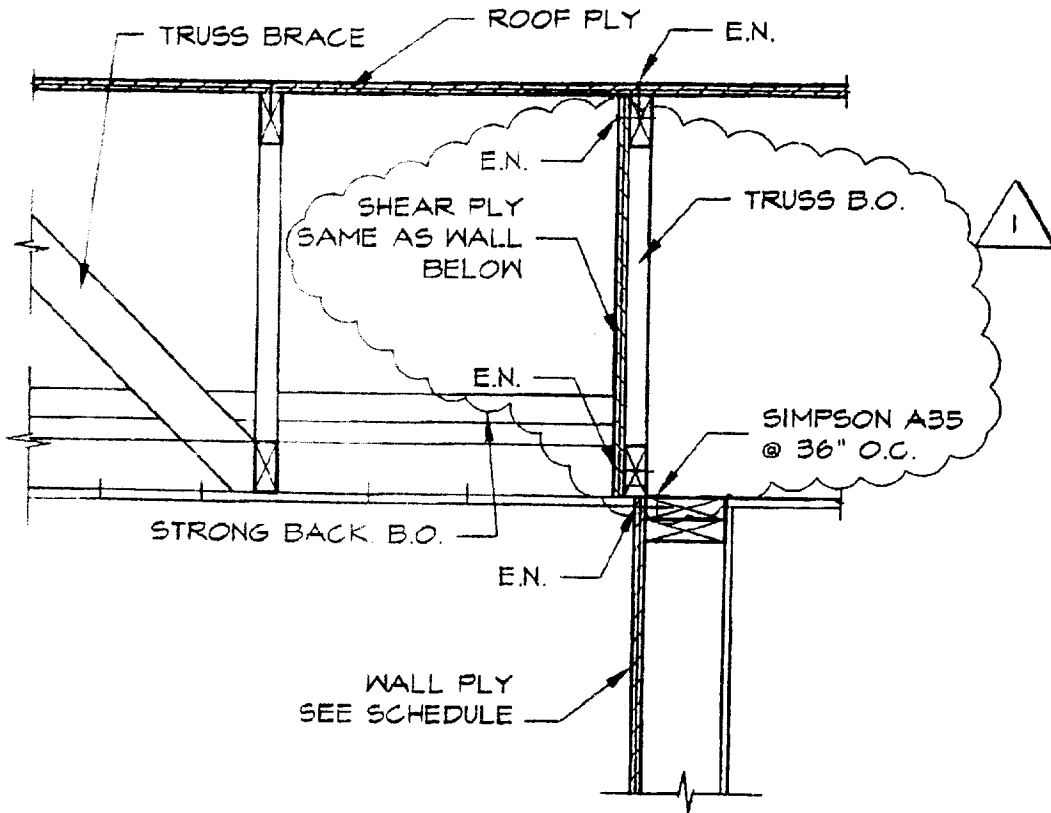


This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division.

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

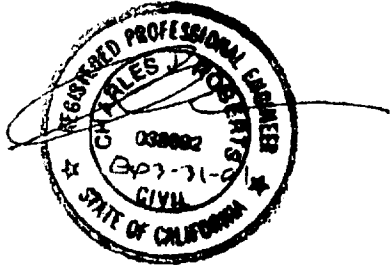
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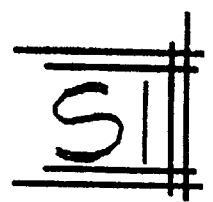
1 SHEAR TRANSFER AT INTERIOR WALL 1"=1'-0"

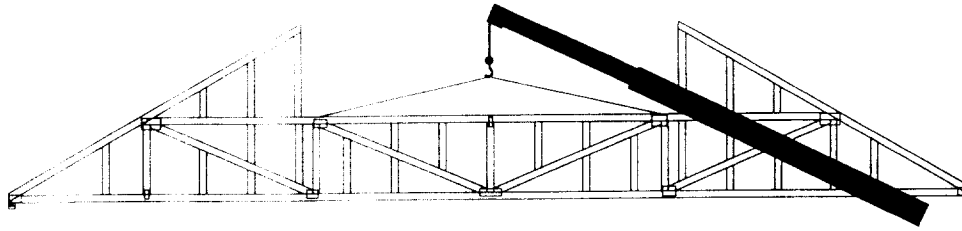
1 1-12-2001 (REV 1)



BROWER GARAGE
R. C. E. JOB NO. - 99.177

SHEAR DETAIL





DOLAN'S LUMBER

5150 FLORIN PERKINS RD. SACRAMENTO, CA 95826
(916) 383-6501 FAX (916) 383-8157

ROOF AND FLOOR TRUSS ENGINEERING CALCULATIONS

CUSTOMER: TIM LEAKE BUILDER

PROJECT: BROWN GARAGE

PLAN: CUSTOM

ELEV: ROOF

DESIGNER: OMAR LIZAMA

DATE: 02/02/01



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 constitute approval of the work or of any City Code and the State Law.

ISSUED

FEB 0 2001

Sacramento Building Division

Bryon Nakasulima



MiTek Industries Inc
 3033 GOLD CANAL DRIVE
 SUITE 200
 RANCHO CORDOVA CA 95670
 USA
 FAX (916) 631 8225
 TELEPHONE (916) 631 7811

December 10, 1998

RE: UBC97 Compliance

To Whom This May Concern:

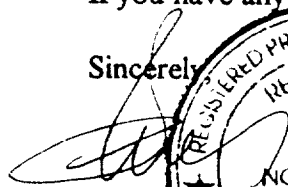
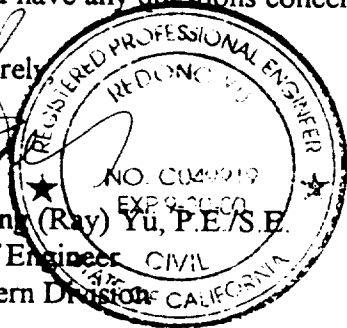
This is to confirm that truss component designs produced with MI2000™ truss engineering software, version 3.3T dated January 17, 1997, version 4.0 dated December 16, 1997, and A.C.E.S. ® version 1.1 for roof truss designs, version 7.1 for floor truss designs and all subsequent versions conform with all provisions of the 1997 Uniform Building Code related to metal plate connected wood truss design.

The 1997 Uniform Building Code adopts by reference the Truss Plate Institutes consensus design standard ANSI / TPI 1-1995.

By conforming to ANSI / TPI 1-1995 which is clearly stated on the drawings, UBC97 compliance is ensured. The UBC code currently referenced on the truss engineering output is 1994. This will be updated to reference UBC97 on subsequent software releases.

If you have any questions concerning this matter, I can be contacted at 800-772-5351.

Sincerely,

Redong (Ray) Yu, P.E./S.E.
 Chief Engineer
 Western Division

RY/ek

DOLAN'S LUMBER
 5150 FLORIN PERKINS RD.
 SACRAMENTO, CA
 95826-4810
 (916) 383-6501
 FAX (916) 383-8157

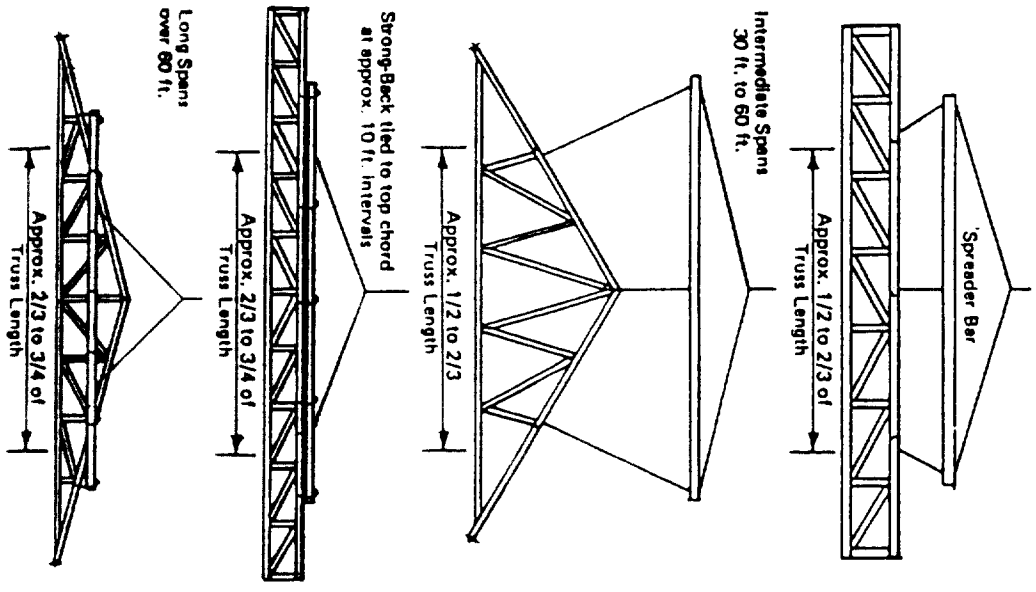
IMPORTANT NOTICE

Mechanical Erection: For trusses erected by mechanical means (cranes, fork-lifts or others), adequate slings, booms and/or spreader bars must be used to prevent lateral strain. When large trusses require a boom, the lines from the boom to the truss must be vertical or "toe-in," not "toe-out," as toeing-out will tend to cause buckling of the truss. This is especially important when long trusses or flat trusses are lifted by cranes.

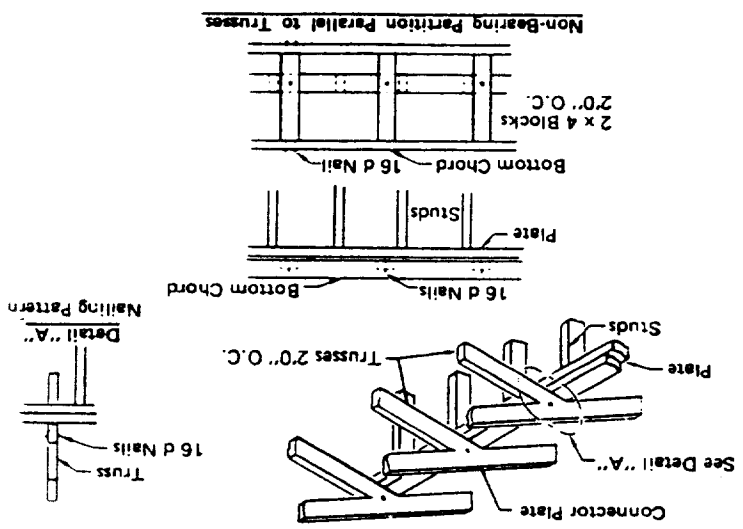
Trusses may be erected singly or in groups of four or five banded together. This will be largely dependent on the length and slope of the trusses.

It is extremely important that a rope be tied to the truss or group of trusses so it can be guided to the proper position on the top plate or wall.

Use common sense and caution and your truss erection job will be relatively simple and safe.



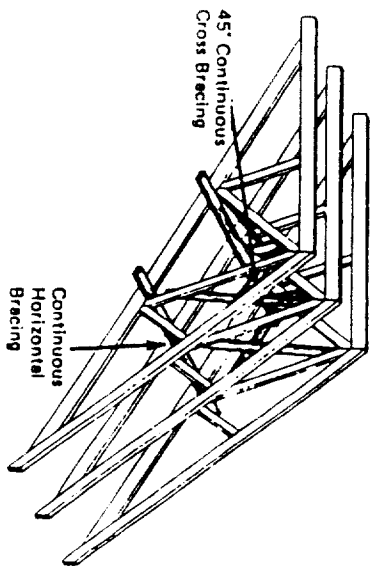
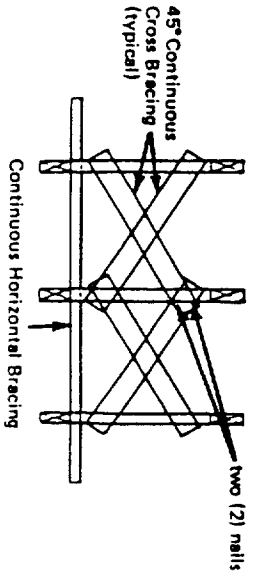
MISCELLANEOUS INSTALLATION DETAILS



During erection and before any application of plywood or roofing, etc., is applied, all trusses must be well braced. If you have any questions, be sure to consult with your architect or engineer for further bracing details.

Special care should be used in lifting all trusses. Protect both the trusses and erection personnel by using either a spread bar or strong back support as described in this folder.

TRUSSES



ROOF PERSPECTIVE

Bracing is an important and necessary part of your roof system.

How to Erect Trussed Rafters:

These recommendations are presented only as a guide! In all cases, the erection agent - whether the fabricator or building contractor - is responsible for field handling, erection, temporary and permanent bracing since he is most familiar with local climate conditions and the special job site problems.

Unloading Trussed Rafters: Trusses should be unloaded onto relatively smooth ground. They should not be unloaded onto rough ground as this could cause undue lateral strains... and possibly distort or otherwise damage the trusses. Dumping is possible providing the trusses are banded into bundles. Banding them into bundles is necessary to safeguard their structural integrity as much as possible.

How To Brace Trusses: During erection temporary bracing shall be installed to hold the truss true and plumb and in good condition until permanent bracing can be applied. After all bracing has been applied, then the application of plywood and roofing materials will contribute to the rigidity of the complete roof structure. All components must be permanently fastened in place before the application of any loads except erection weights. There are two distinct types of bracing, "Temporary" and "Permanent." Each type is important and plays a major role in the structural integrity of the total roof system.

Temporary Bracing: The most common cause of dominating is inadequate temporary bracing. Three types of temporary bracing are important:

1. **Gable End (or first truss) Bracing:** The gable end or first truss must be adequately anchored to serve as the starter. Note figure 2 which shows the inside and outside bracing of the gable end.

Gable end bracing and positioning to the existing wall of the building may be used during erection in lieu of bracing to the ground providing high winds are not experienced.

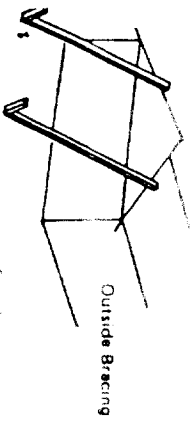


Fig. 1

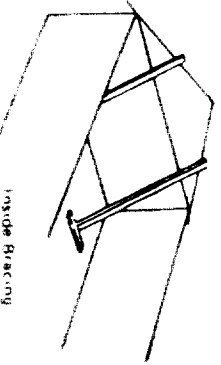


Fig. 2

2. **Truss Spacers:** Figure 3 shows short pieces of 1 x 4 or 2 x 4 used not only as a lateral bracing of the top chord back to the gable end, but also as a truss spacer to maintain the 2'-0" o.c. increment of spacing throughout the roof structure.

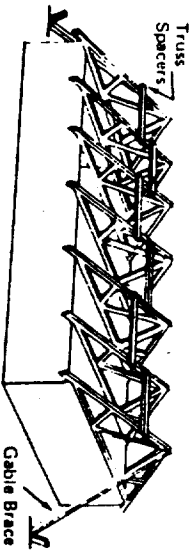


Fig. 3

3. **Cross Bracing:** As shown in figure 4, cross bracing is applied to one or more of the long diagonals within the attic space to prevent dominating. It is important to start the cross bracing at or near the peak of one gable end and continue across the building to the base of the opposite gable end. 1 x 4's or 2 x 4's should be used for cross bracing.

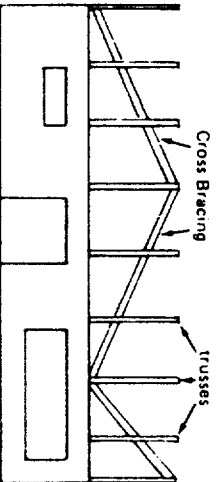


Fig. 4

Permanent Bracing: Top chords may be considered sufficiently laterally braced if properly nailed plywood sheathing is used. However, if other sheathing, such as spaced sheathing for shingles, metal roofing, etc., is used, additional lateral bracing may be required.

Wide spaced trusses or trusses with no ceiling materials applied direct to bottom chord require permanent bottom chord bracing. Two rows of bracing, at the third points or maximum 10'-0" o.c. tying the bottom chord to the end wall is required. Long diagonals may require lateral bracing depending on the truss design. This bracing should start at a wall and be tied into all trusses and the opposite wall as per the truss design.

Special bracing as indicated on the roof design should be provided where required. Remember, bracing is simple if you start at a point of stability, such as a wall, and tie in all points that require bracing.

Erection Procedure:

1. Start with one gable end truss and fasten it to the top plate with toe nails or anchors as conditions require. Be sure to brace the gable end as shown in figure 2.
2. Next position the first common truss and fasten it to the top plate. Brace the first common truss as in figure 3.
3. Continue positioning, fastening and bracing trusses until all trusses are in place. Some erectors will follow up with a sheathing crew after about half the trusses are erected. Sheathing adds stability to the trusses when it is tied into a braced gable end.

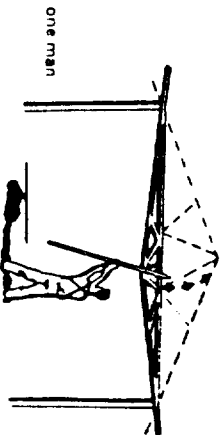


Fig. 5

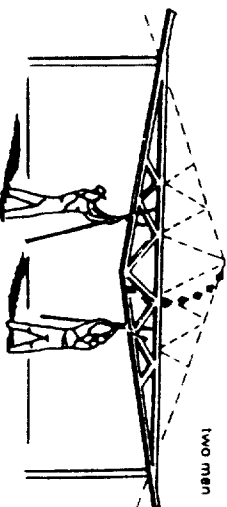
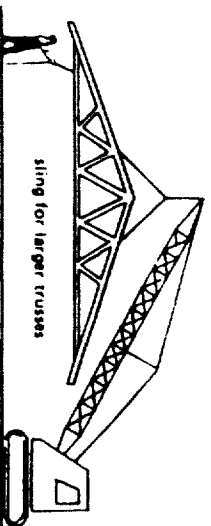
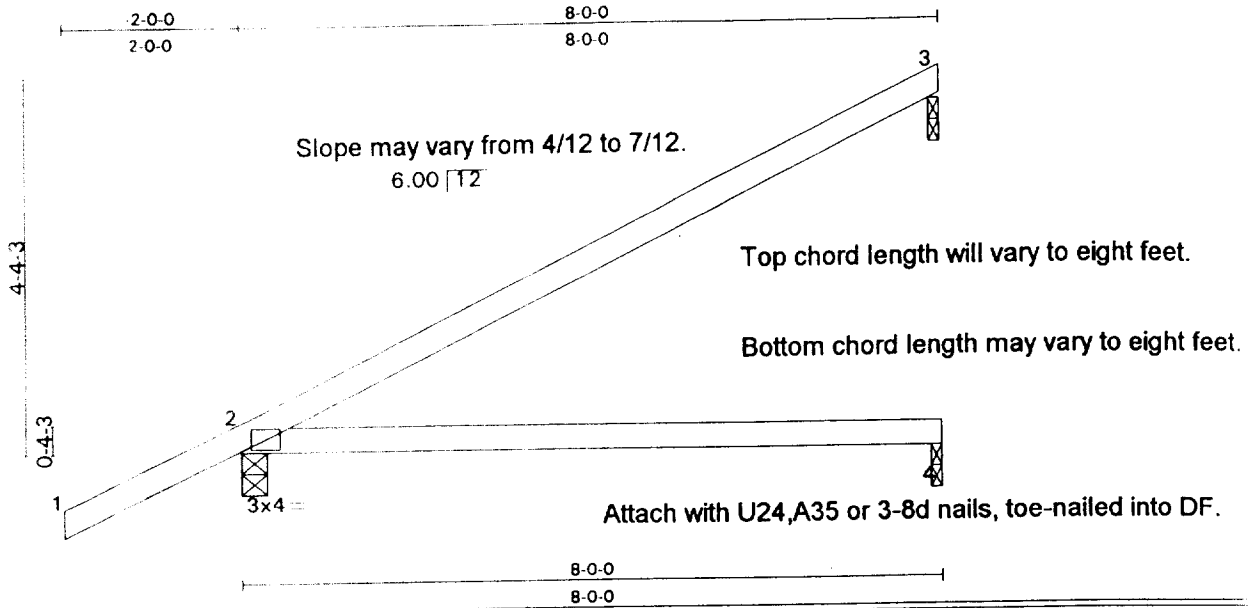


Fig. 6





LOADING (psf)	SPACING 2-0-0	CSI	DEFL (in) (loc) l/defl	PLATES GRIP
TCLL 16.0	Plates Increase 1.25	TC 0.68	Vert(LL) -0.17 2-4 >544	M20 220/195
TCDL 14.0	Lumber Increase 1.25	BC 0.45	Vert(TL) 0.30 1-2 >87	
BCLL 0.0	Rep Stress Incr NO	WB 0.00	Horz(TL) -0.00 3 n/a	Weight: 26 lb
BCDL 7.0	Code UBC97/ANSI95	(Matrix)	1st LC LL Min l/defl = 360	

LUMBER

TOP CHORD 2 X 4 DF No.1&Btr-G
 BOT CHORD 2 X 4 DF No.1&Btr-G

BRACING

TOP CHORD Sheathed or 6-0-0 on center purlin spacing.
 BOT CHORD Rigid ceiling directly applied or 6-0-0 on center bracing.

REACTIONS (lb/size) 3 = 216/0-1-8, 2 = 435/0-3-8, 4 = 55/0-1-8
 Max Grav 4 = 132(load case 2)

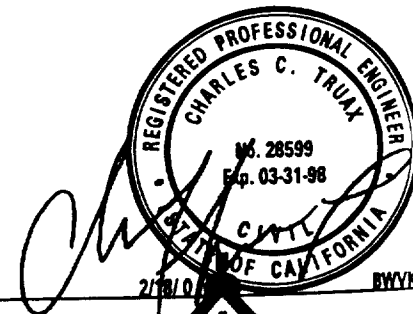
FORCES (lb) - First Load Case Only

TOP CHORD 1-2 = 53, 2-3 = 77
 BOT CHORD 2-4 = 0

NOTES

- 1) All plates are M20 plates unless otherwise indicated.
- 2) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads per Table No. 16-B, UBC-97.
- 3) A plate rating reduction of 20% has been applied for the green lumber members.
- 4) Provide mechanical connection (by others) of truss to bearing plate at joint(s) 3, 4.
- 5) This truss has been designed with ANSI/TPI 1-1995 criteria.
- 6) California-Hip/Valley overframing and extended top chords to be supported 24" o.c. for uniform load distribution. Laterally brace flat top chord at indicated spacing. See Standard detail for other framing alternatives.(When Applicable)

LOAD CASE(S) Standard



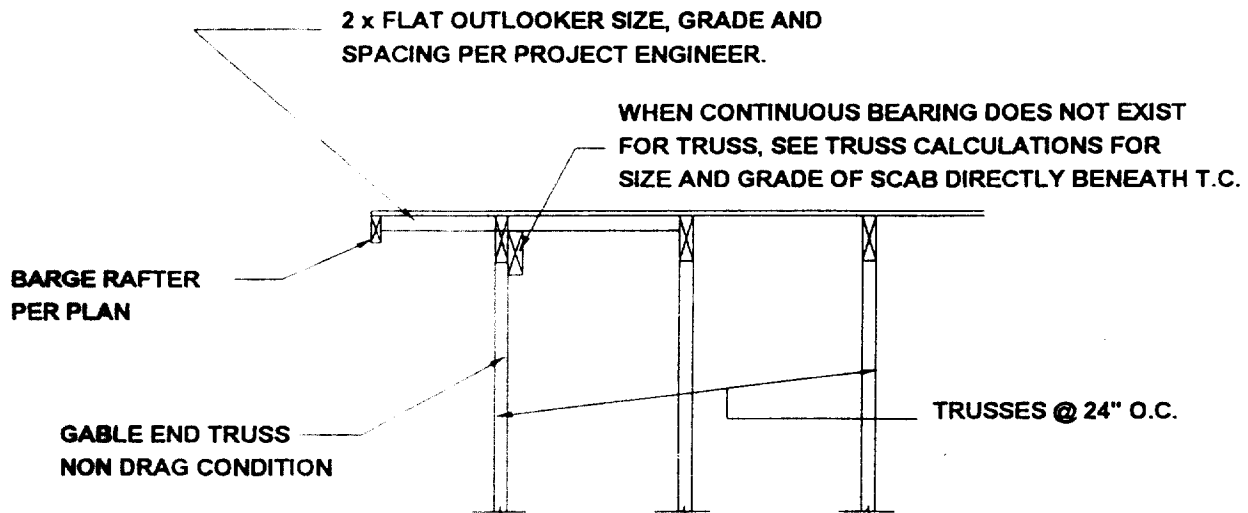
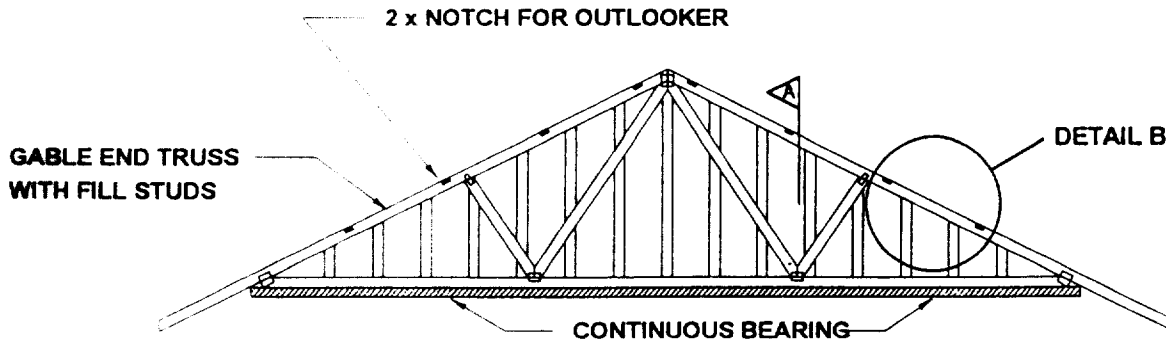
GENERAL NOTES: This individual building component is designed in accordance with TPI specifications and is to be used in a building system designed by others. Metal connectors are to be of prime quality galvanized sheet steel in accordance with Building Code Standards and must be fully embedded into each truss face centered on the joint. Design assumes adequate drainage and a Dry-Condition use in a Non-Corrosive environment without the use of Fire-Retardant or Preservative-Treated lumber. Shim or wedge if necessary to provide full bearing area required. Cut all members to bear tightly against each other. Installation is entirely the responsibility of the contractor. All bracing, temporary and permanent, is the responsibility of others. For additional information contact the TRUSS PLATE INSTITUTE, Madison, WI

TRU-TRUSS ENGINEERING
 El Dorado Hills, CA 95762

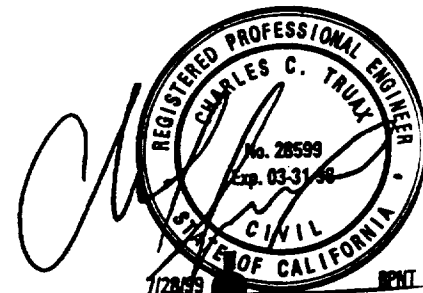
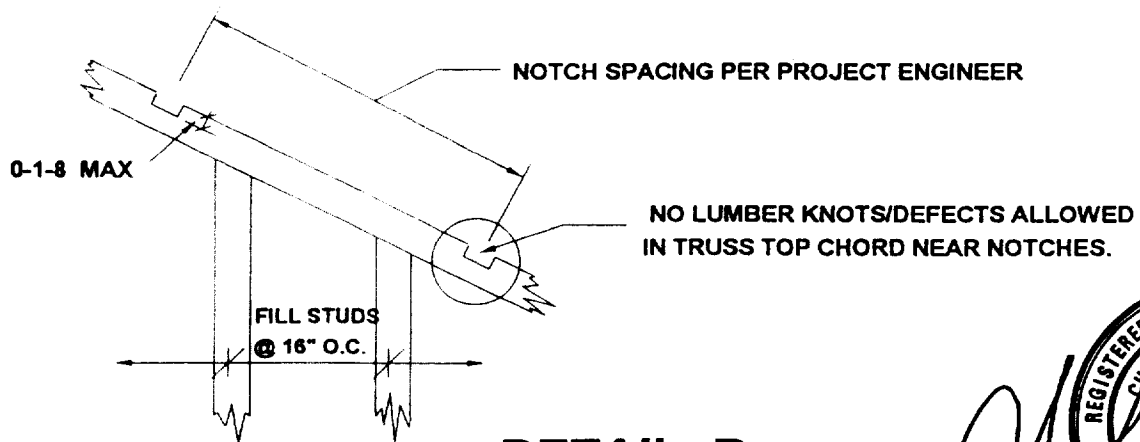
DOLAN'S LUMBER

5150 FLORIN PERKINS RD. SACRAMENTO, CA 95826
(916) 383-6501 FAX (916) 383-8157

OUTLOOKER NOTCH DETAIL



SECTION A



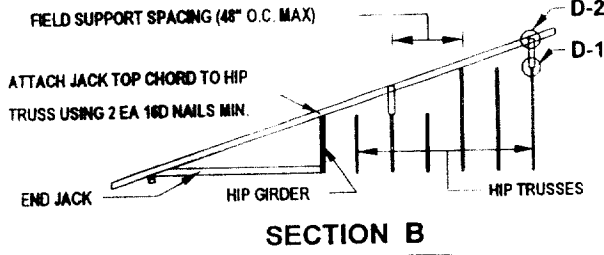
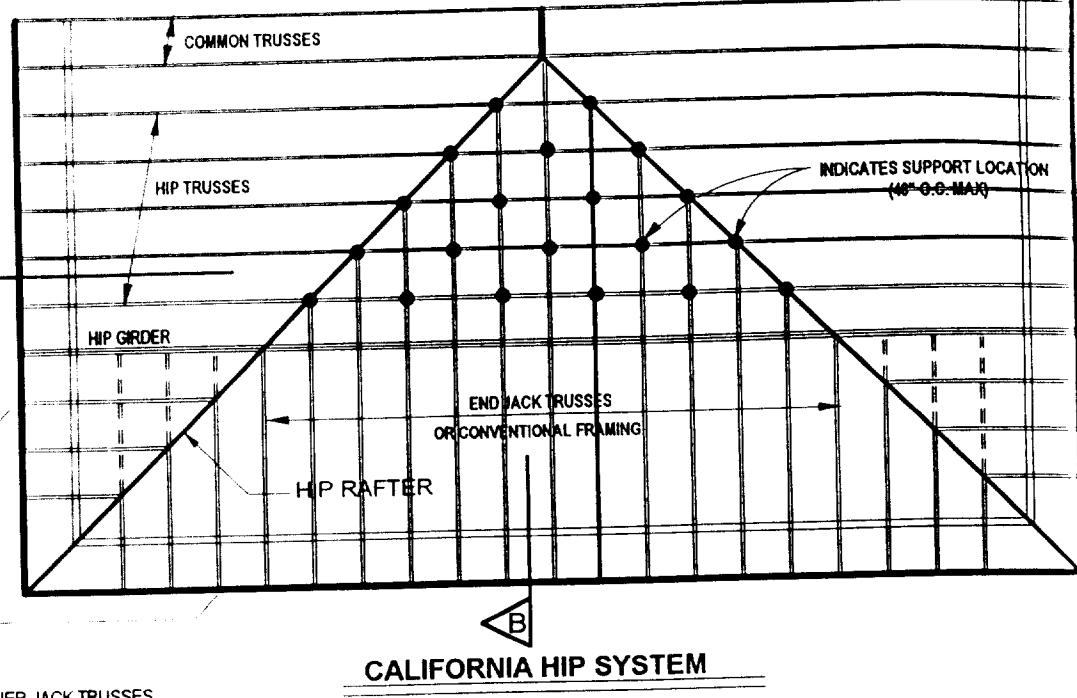
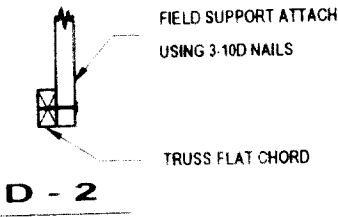
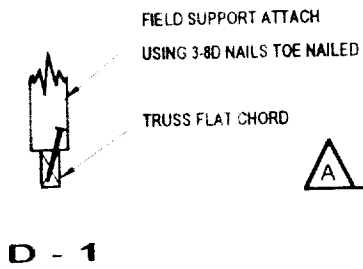
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El Dorado Hills, CA 95762

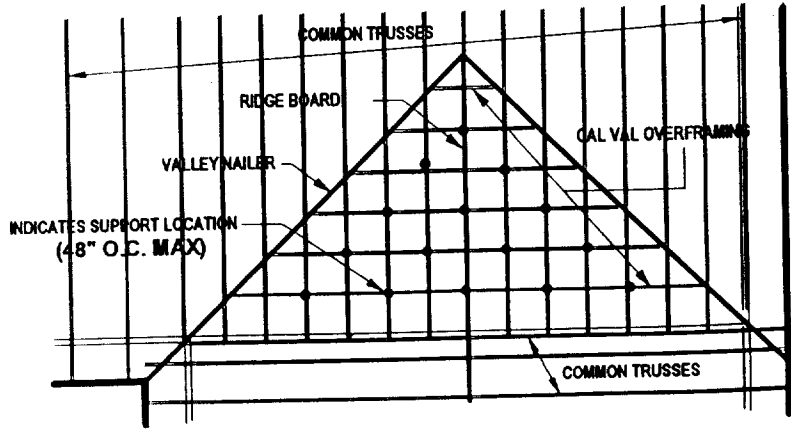
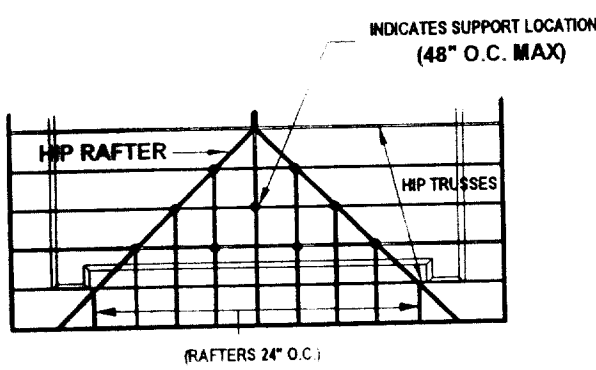
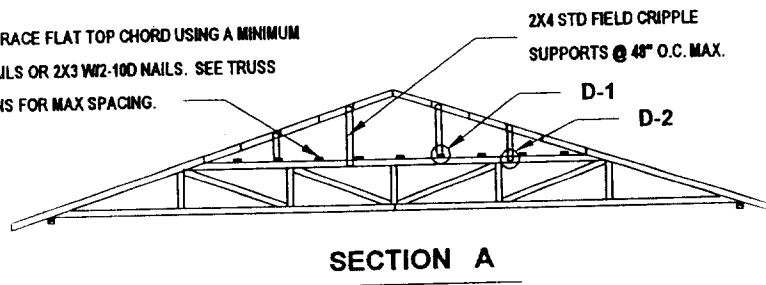
DETAIL A-1

MINIMUM OVER FRAMING
SUPPORT DETAIL 48" O.C.

DOLAN'S LUMBER
5150 FLORIN PERKINS RD. SACRAMENTO, CA 95826 (916) 383-6501 FAX (916) 383-8157



LATERALLY BRACE FLAT TOP CHORD USING A MINIMUM 1X4 W/2-6D NAILS OR 2X3 W/2-10D NAILS. SEE TRUSS CALCULATIONS FOR MAX SPACING.



NOTE: OVER FRAMING SUPPORT DETAILS ARE A RECOMMENDATION ONLY! ALL BRACING REQUIREMENTS TEMPORARY, LATERAL, WIND, AND PERMANENT ARE THE RESPONSIBILITY OF THE BUILDING DESIGNER, PROJECT ENGINEER, ARCHITECT, AND / OR ERECTION CONTRACTOR.

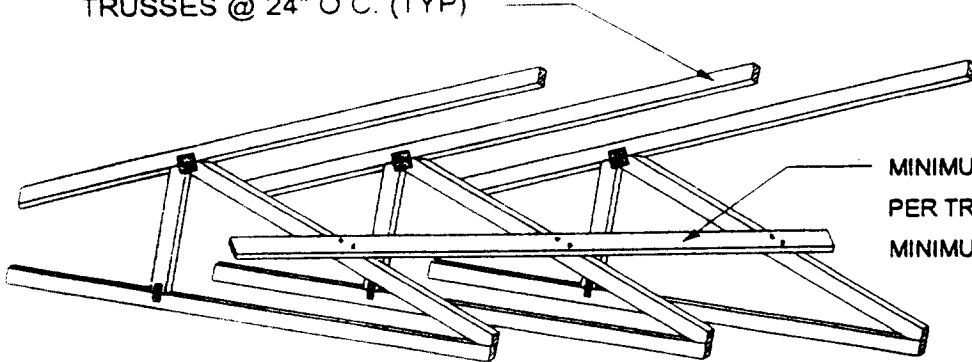
DETAIL A-2

LATERAL WEB BRACING DETAIL

DOLAN'S LUMBER

5150 FLORIN PERKINS RD. SACRAMENTO, CA 95826(916) 383-6901 FAX (916) 383-6157

TRUSSES @ 24" O.C. (TYP)

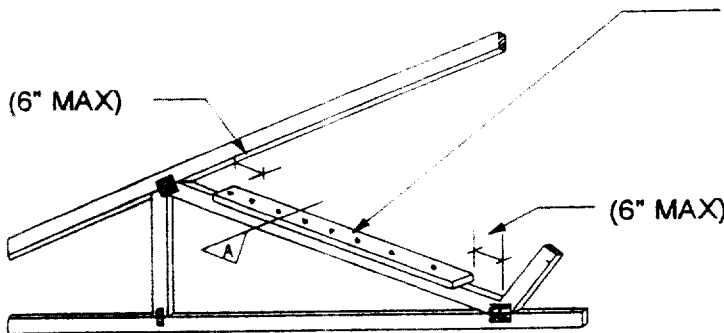


MINIMUM 1X4 OR 2X3 LATERAL BRACE PER TRUSS CALC. ATTACH USING A MINIMUM OF 2-10D NAILS PER WEB (TYP).

NOTE: RESTRAINT REQUIRED AT EACH END OF BRACE AND AT 20'-0" INTERVALS. RESTRAINT MAY BE PROVIDED BY TERMINATING LINE OF BRACING AT ROOF DIAPHRAM OR CEILING DIAPHRAM.

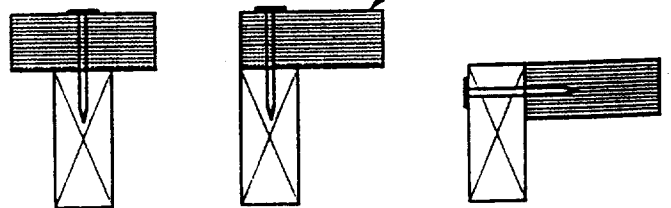
DETAIL A-3

ALTERNATE LATERAL WEB BRACING DETAIL



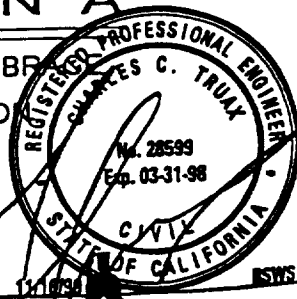
"T" BRACE OF EQUAL SIZE AND GRADE AS TRUSS WEB. ATTACH TO TRUSS USING 10D NAILS @ 4" O.C.

TRUSS WEB OF SIZE & GRADE REQUIRED BY TRUSS CALC



SECTION A

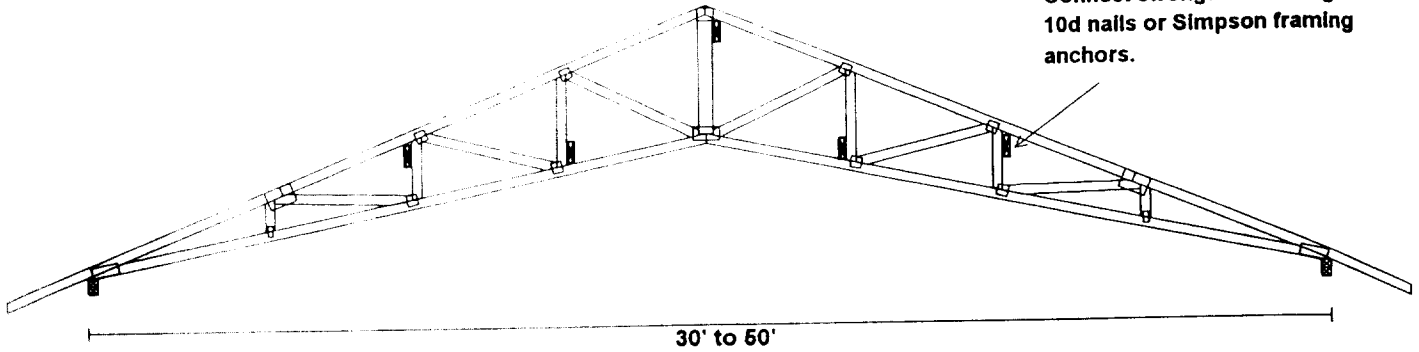
ALTERNATE "T" BRACE INSTALLATION



GENERAL NOTES: This individual building component is designed in accordance with TPI specifications and is to be used in a building system designed by others. Metal connectors are to be of prime quality galvanized sheet steel in accordance with Building Code Standards and must be fully embedded into each truss face centered on the joint. Design assumes adequate drainage and a Dry-Condition use in a Non-Corrosive environment without the use of Fire-Retardant or Preservative-Treated lumber. Shim or wedge if necessary to provide full bearing area required. Cut all members to bear tightly against each other. Installation is entirely the responsibility of the contractor. All bracing, temporary and permanent, is the responsibility of others. For additional information contact the TRUSS PLATE INSTITUTE, Madison, WI

TRU-TRUSS ENGINEERING
El Dorado Hills, CA 95762

Connect strongbacks using
10d nails or Simpson framing
anchors.

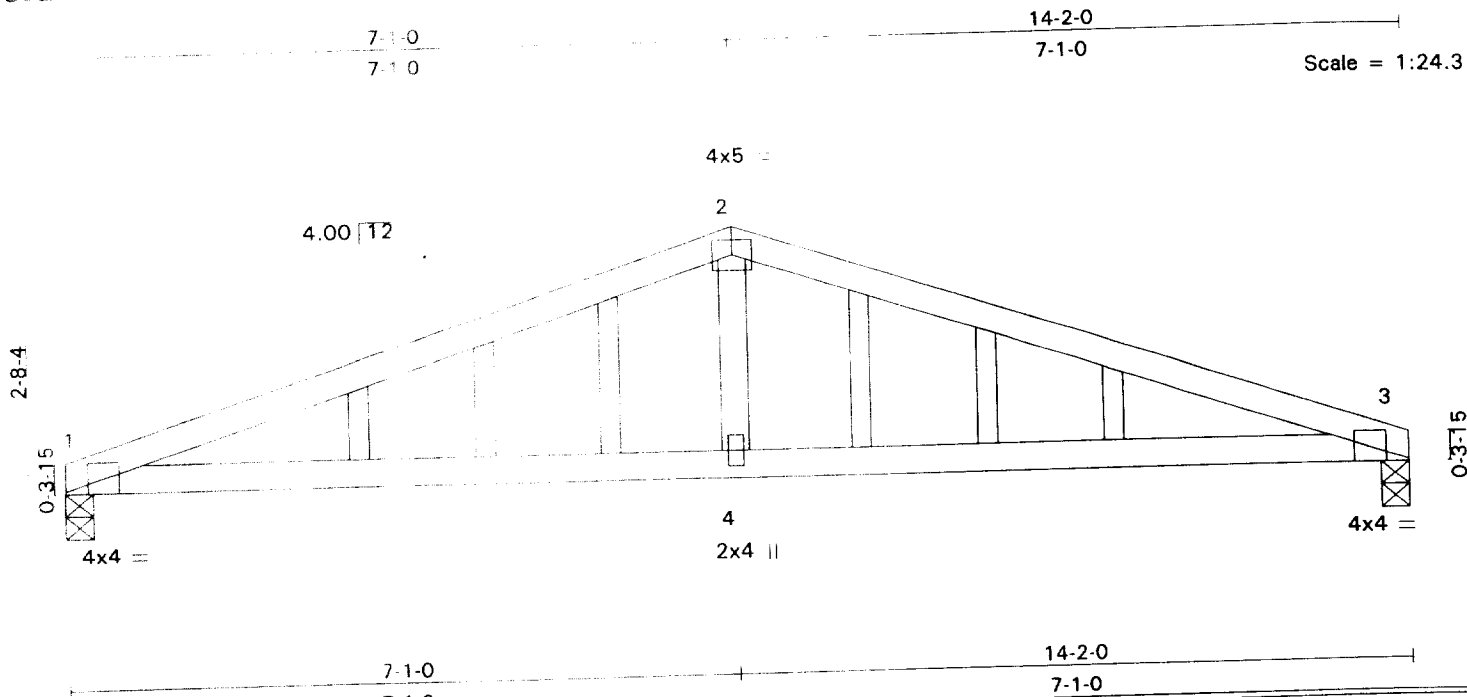


RECOMMENDATIONS FOR CONTROLLING DEFLECTION USING STRONGBACKS:

It is recommended to nail strongbacks to the vertical webs of a long span, high deflection, scissor/vault trusses. The problem occurs when one truss deflects distinctly more than the truss sitting next to it, usually 1/4" or greater. By installing the strongbacks, the trusses are more likely to deflect at the same rate, thus reducing the possibility of uneven sheetrock planes in the ceiling.

We recommend using a minimum of 2x6 DougFir #2 material for strongbacks and running the strongbacks, at the least, two trusses back from the high deflection area.

If you have any questions please call the Dolan's engineering department.



LOADING (psf)	SPACING 2'-0"	CSI	DEFL in (loc) l/defl	PLATES MII20	GRIP 220/195
TCLL 16.0	Plates Increase 1.25	TC 0.57	Vert(LL) -0.04 1-4 >999	Weight: 50 lb	
TCDL 14.0	Lumber Increase 1.25	BC 0.42	Vert(TL) -0.08 1-4 >999		
BCLL 0.0	Rep Stress Incr NO	WB 0.10	Horz(TL) 0.01 3 n/a		
BCDL 7.0	Code UBC97/ANSI95		1st LC LL Min l/defl = 360		

LUMBER
 TOP CHORD 2 X 4 DF No.1&Btr-G
 BOT CHORD 2 X 4 DF No.1&Btr-G
 WEBS 2 X 4 DF Std-G
 OTHERS 2 X 3 DF Std-G

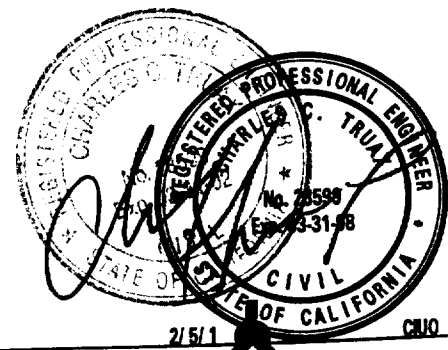
BRACING
 TOP CHORD Sheathed or 6-0-0 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 1 = 513/0-3-8, 3 = 513/0-3-8

FORCES (lb) - First Load Case Only
 TOP CHORD 1-2 = -788, 2-3 = -788
 BOT CHORD 1-4 = 745, 3-4 = 745
 WEBS 2-4 = 97

- NOTES (6)**
- 1) This truss has been checked for unbalanced loading conditions.
 - 2) Gable studs spaced at 1-4-0 oc.
 - 3) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads per Table No. 16-B, UBC-97.
 - 4) A plate rating reduction of 20% has been applied for the green lumber members.
 - 5) This truss has been designed with ANSI/TPI 1-1995 criteria.
 - 6) California-Hip/Valley overframing and extended top chords to be supported 24" o.c. for uniform load distribution. Laterally brace flat top chord at indicated spacing. See Standard detail for other framing alternatives. (When Applicable)

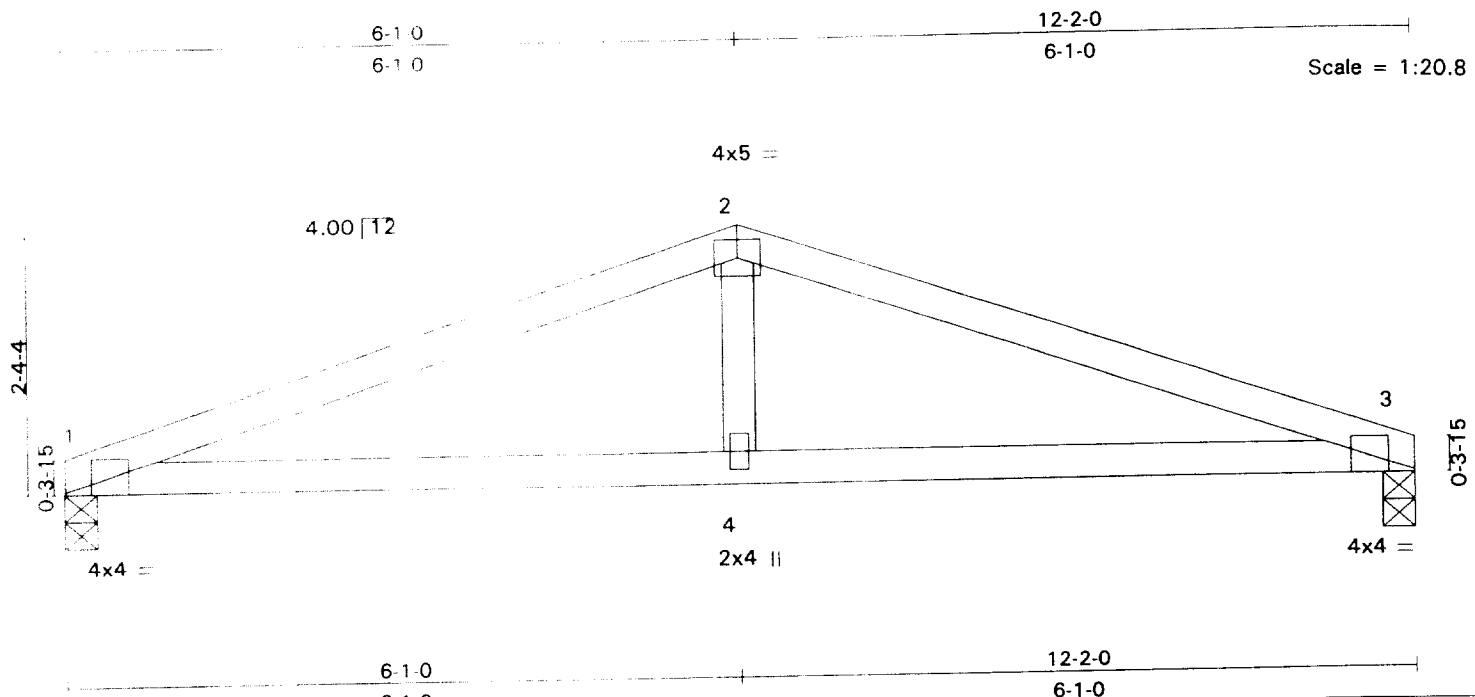
LOAD CASE(S) Standard



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TRU-TRUSS ENGINEERING
 El Dorado Hills, CA 95762

Job	Truss	Truss Type	Qty	Ply	TIM LEAKE BUILDING / BROWN / GARAGE
EO 130	B1	COMMON	9	1	(optional)



LOADING (psf)	SPACING	2-0-0	CSI	DEFL	in (loc)	l/defl	PLATES	GRIP
TCLL 16.0	Plates Increase	1.25	TC 0.39	Vert(LL) -0.02	3-4	>999	MII20	220/195
TCDL 14.0	Lumber Increase	1.25	BC 0.32	Vert(TL) -0.04	3-4	>999		
BCLL 0.0	Rep Stress Incr	NO	WB 0.08	Horz(TL) 0.01	3	n/a	Weight: 36 lb	
BCDL 7.0	Code	UBC97/ANSI95		1st LC LL Min l/defl = 360				

LUMBER

TOP CHORD 2 X 4 DF No.1&Btr-G
 BOT CHORD 2 X 4 DF No.1&Btr-G
 WEBS 2 X 4 DF Std-G

BRACING

TOP CHORD Sheathed or 6-0-0 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

REACTIONS (lb/size) 1 = 439/0-3-8, 3 = 439/0-3-8

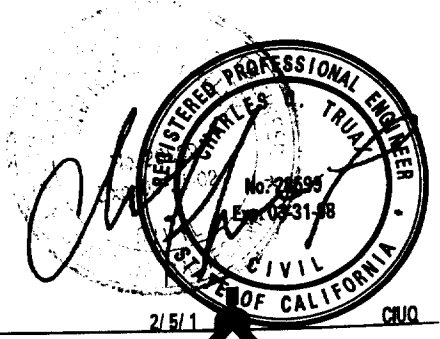
FORCES (lb) - First Load Case Only

TOP CHORD 1-2 = -671, 2-3 = -671
 BOT CHORD 1-4 = 634, 3-4 = 634
 WEBS 2-4 = 83

NOTES (5)

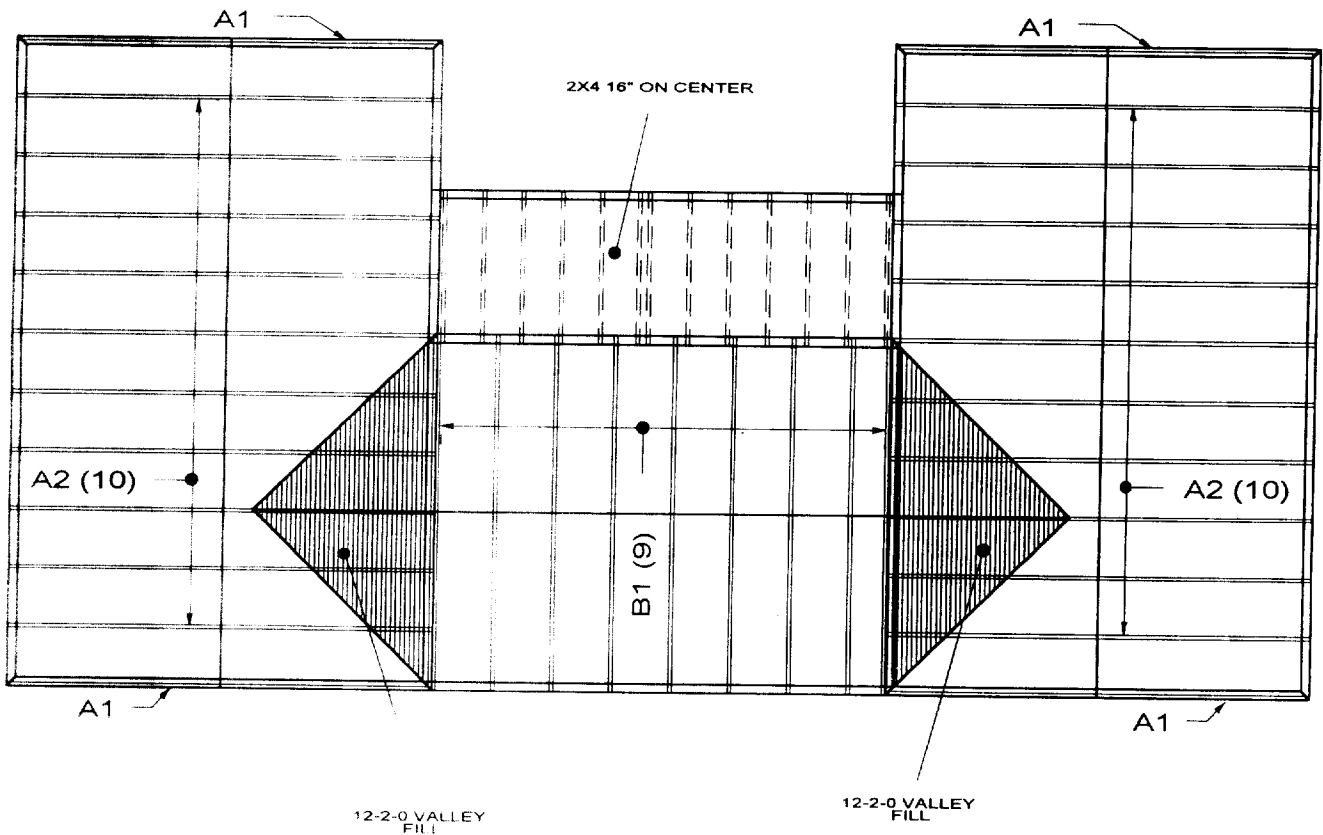
- 1) This truss has been checked for unbalanced loading conditions.
- 2) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads per Table No. 16-B, UBC-97.
- 3) A plate rating reduction of 20% has been applied for the green lumber members.
- 4) This truss has been designed with ANSI/TPI 1-1995 criteria.
- 5) California-Hip/Valley overframing and extended top chords to be supported 24" o.c. for uniform load distribution. Laterally brace flat top chord at indicated spacing. See Standard detail for other framing alternatives.(When Applicable)

LOAD CASE(S) Standard



GENERAL NOTES: This individual building component is designed in accordance with TPI specifications and is to be used in a building system designed by others. Metal connectors are to be of prime quality galvanized sheet steel in accordance with Building Code Standards and must be fully embedded into each truss face centered on the joint. Design assumes adequate drainage and a Dry-Condition use in a Non-Corrosive environment without the use of Fire-Retardant or Preservative-Treated lumber. Shim or wedge if necessary to provide full bearing area required. Cut all members to bear tightly against each other. Installation is entirely the responsibility of the contractor. All bracing, temporary and permanent, is the responsibility of others. For additional information contact the TRUSS PLATE INSTITUTE, Madison, WI

TRU-TRUSS ENGINEERING
 El Dorado Hills, CA 95762



CUSTOMER: TIM LEAKE BUILDER

JOB: BROWNS GARAGE

PLAN: CUSTOM

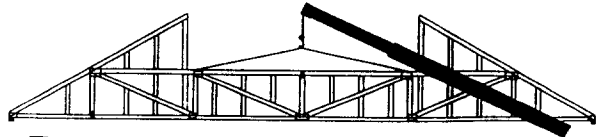
ELEV: ROOF

DESIGNER: OMAR LIZAMA

DRWG # E0-130

OPTIONS:

SCALE N/A



DOLAN'S LUMBER

5150 FLORIN PERKINS RD. SACRAMENTO, CA 95826
 (916) 383-6501 FAX (916) 383-8157

Job	Truss	A2	COMMON	20	1	(optional)
EO-130						
DOLAN'S LUMBER, Sacramento, CA, Mittek Industries, Inc. Mon Feb 05 07:29:47 2001 Page 1						



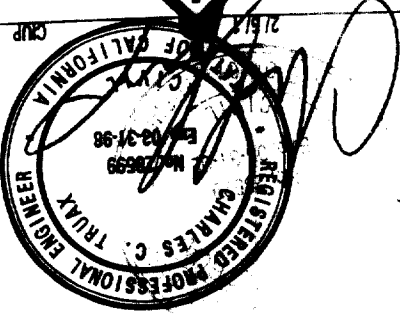
LOADING (psf)		SPACING		CSI		DEFL		BRACING		LUMBER		REACTIONS (lb/size)	
TCDL	16.0	Plates Increase	1.25	TC	0.57	Vert(LL)	-0.04	in (loc)	l/defl	TOP CHORD	2 X 4 DF No. 1 & Br-G	1 = 513/0-3-8, 3 = 513/0-3-8	
TCLL	14.0	Lumber Increase	1.25	BC	0.42	Vert(TL)	-0.08	n/a	3-4 > 999	TOP CHORD	2 X 4 DF No. 1 & Br-G		
BCLL	0.0	Rep Stress Incr	NO	WB	0.10	Horz(TL)	0.01	3	n/a	WEBS	2 X 4 DF Std-G		
BCDL	7.0	Code	UBC97/ANSI95			1st LC LL Min l/defl	= 360			WEBS	2 X 4 DF Std-G		

FORCES (lb) - First Load Case Only
 TOP CHORD 1-2 = -788, 2-3 = -788
 BOT CHORD 1-4 = 745, 3-4 = 745
 WEBS 2-4 = 97

NOTES (5)
 1) This truss has been checked for unbalanced loading conditions.
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LOAD CASE(S) Standard

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TRU-TRUSS ENGINEERING
 El Dorado Hills, CA



**VALLEJO RESIDENCE
GARAGE ADDITION**

1911 4TH STREET
SACRAMENTO, CA 95811
CHRISTOPHER G. DELGADO ARCHITECT
936 Enterprise Drive Suite C
Phone: (916) 923-6129
Email: [redacted]

- DRAWING INTENT:**
THE INTENT OF THE DRAWINGS IS TO CONSTRUCT A RESIDENTIAL GARAGE. WORK SHALL BE IN CONFORMANCE WITH THE 1997 UBC.
- PROJECT DATA:**
 - OCCUPANCY DESCRIPTION: GARAGE
 - OCCUPANCY CLASSIFICATION: U1
 - CONSTRUCTION CLASSIFICATION: TYPE V
 - SEISMIC ZONE: THREE

OWNER RESPONSIBILITY:
OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION WORK TO BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE CODES.

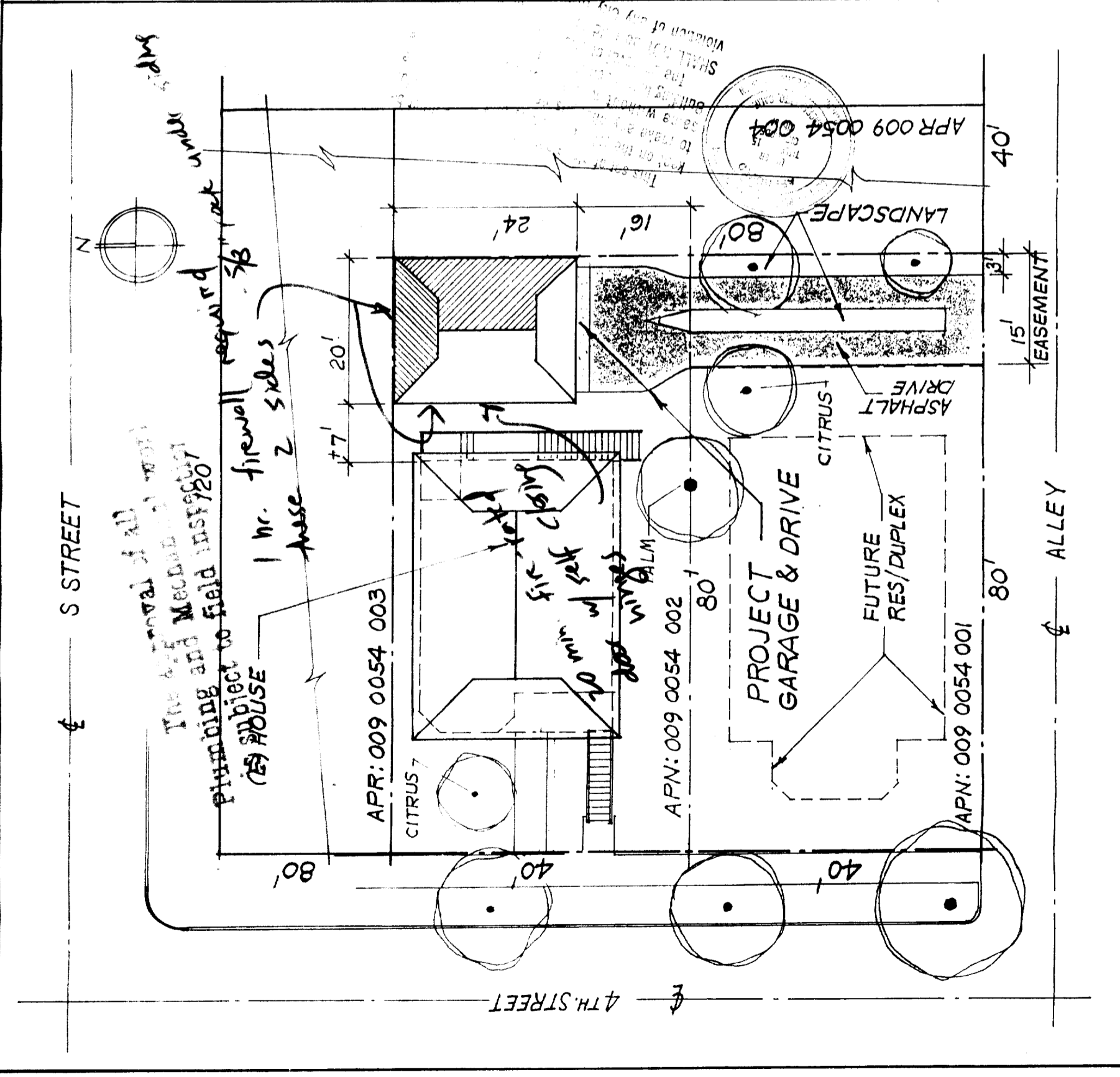
- MATERIALS:**
 - CONCRETE: $f'_c=2,500$ psi. DESIGN
 - REINFORCING: #4 ASTM A615-GRADE 60
 - LUMBER:
 - STUDS: STANDARD GRADE OR BETTER
 - JOIST & RAFTERS: #2 STD & BETTER DF
 - BEAMS: # 2 DOUGLAS FIR
 - SOLE PLATE: FOUND. GRADER MD
 - ANCHOR PLATES & HANGERS, ETC. SHALL BE ICBO APPROVED

- DRAWING INDEX:**
 - SHEET DESCRIPTION
 - 1. VICINITY MAP & DRAWING INTENT
 - 2. FOUNDATION & ROOF FRAMING PLAN
 - 3. EXTERIOR ELEVATIONS
 - 4. CROSS SECTIONS
 - 5. MATERIAL NOTES & NAILING SCHEDULE

GENERAL NOTES: 2

R. Sun

3
PERMIT APPROVAL



1
VICINITY PLAN
1/16" = 1'-0"

S STREET

4TH STREET

ALLEY

The removal of all plumbing and mechanical subject to field inspection

1 hr. firewall required base 2 sides

fire closing self closing

APR:009 0054 003

APN:009 0054 002

APN:009 0054 001

PROJECT GARAGE & DRIVE

FUTURE RES/DUPLEX

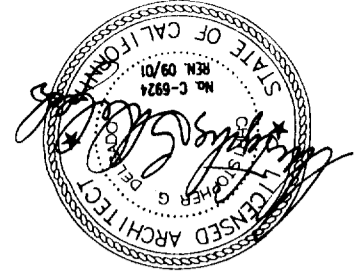
LANDSCAPE

ASPHALT DRIVE

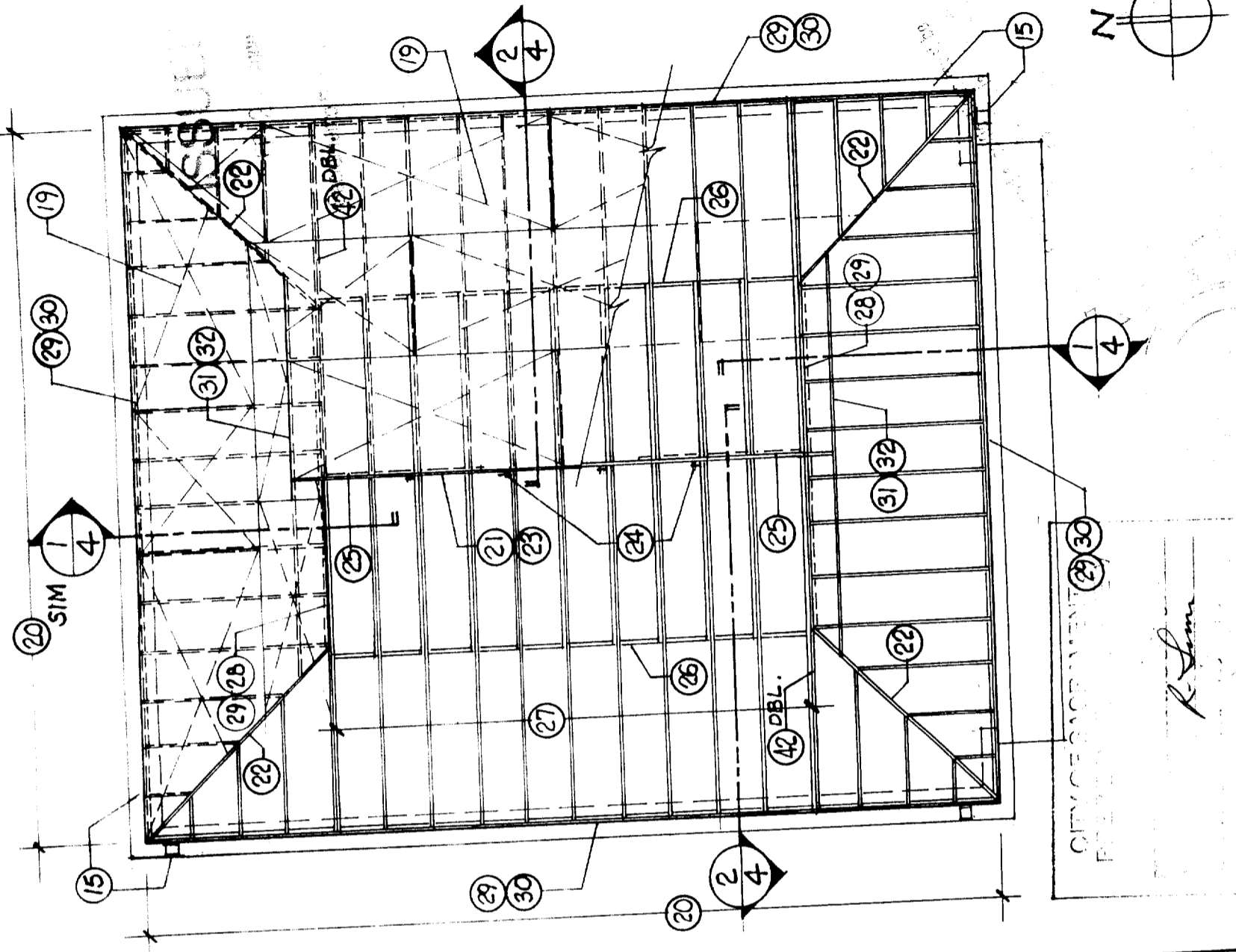
EASEMENT

APR 009 0054 004

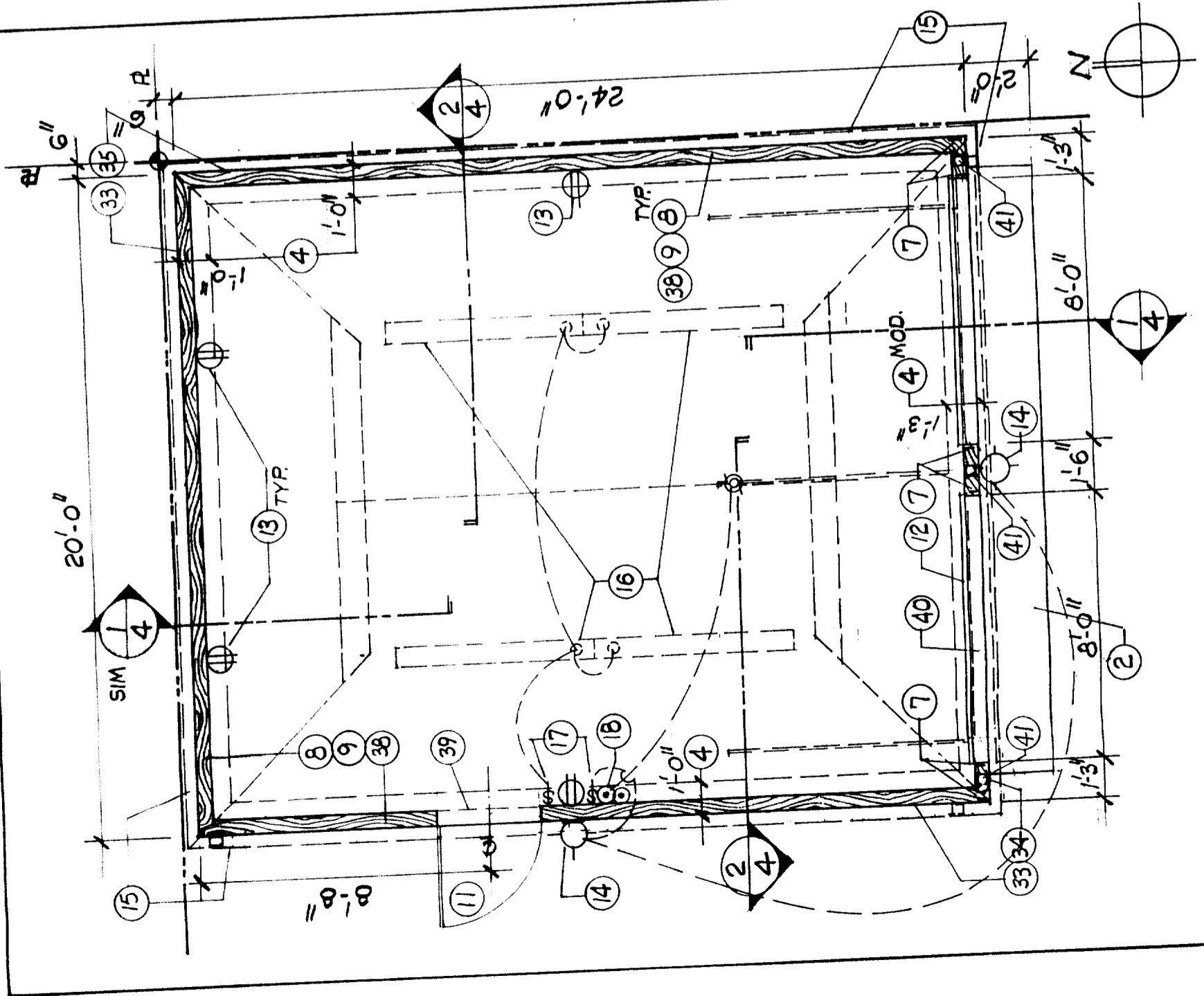
DATE: MARCH 6, 2000



VALLEJO RESIDENCE
GARAGE ADDITION
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SACRAMENTO, CA 95814
CHRISTOPHER G. DELGADO ARCHITECT - CONSULTANT
936 Enterprise Drive Suite C
Sacramento California
Phone: (916) 923-6129
E-mail: Chris.Delgado@msn.com



ROOF FRAMING & SHEATHING PLAN 1/4" = 1'-0" 2



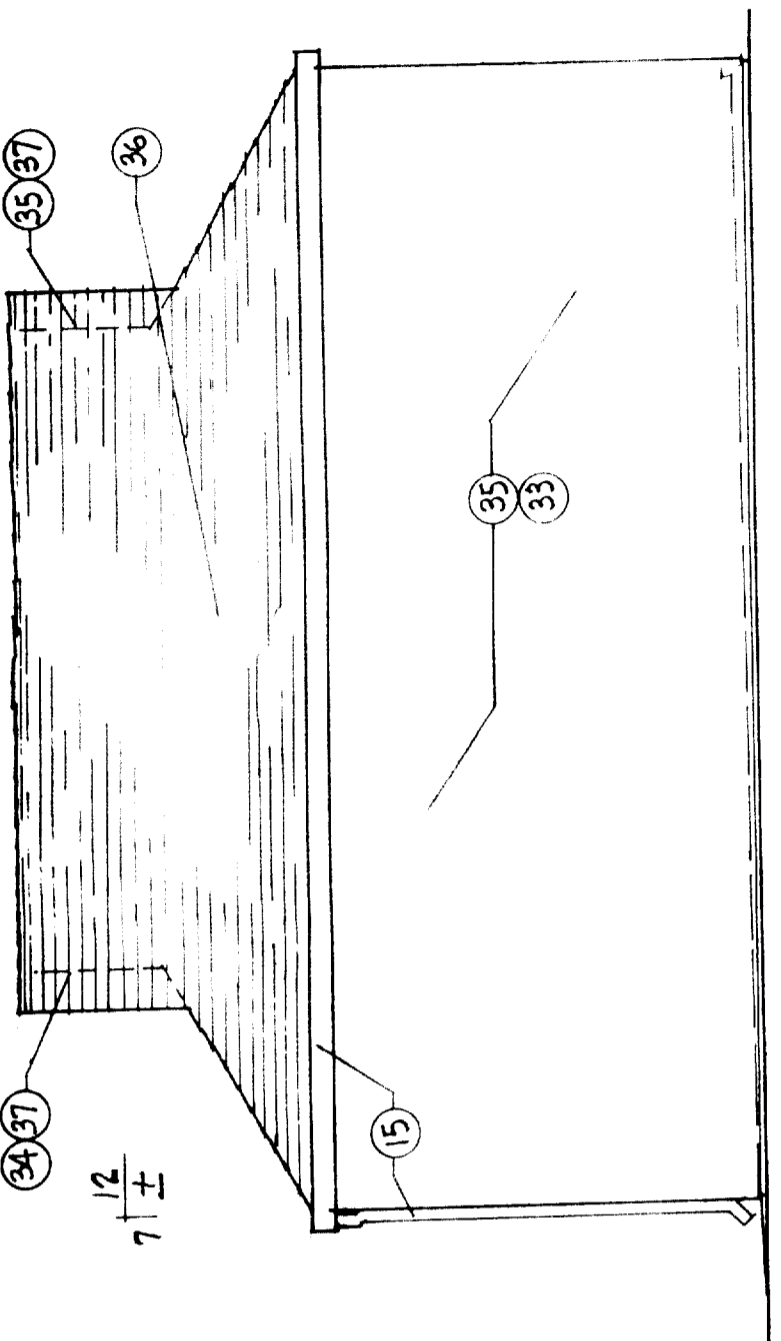
FOUNDATION & FLOOR PLAN 1/4" = 1'-0" 1

DATE: MARCH 6, 2000

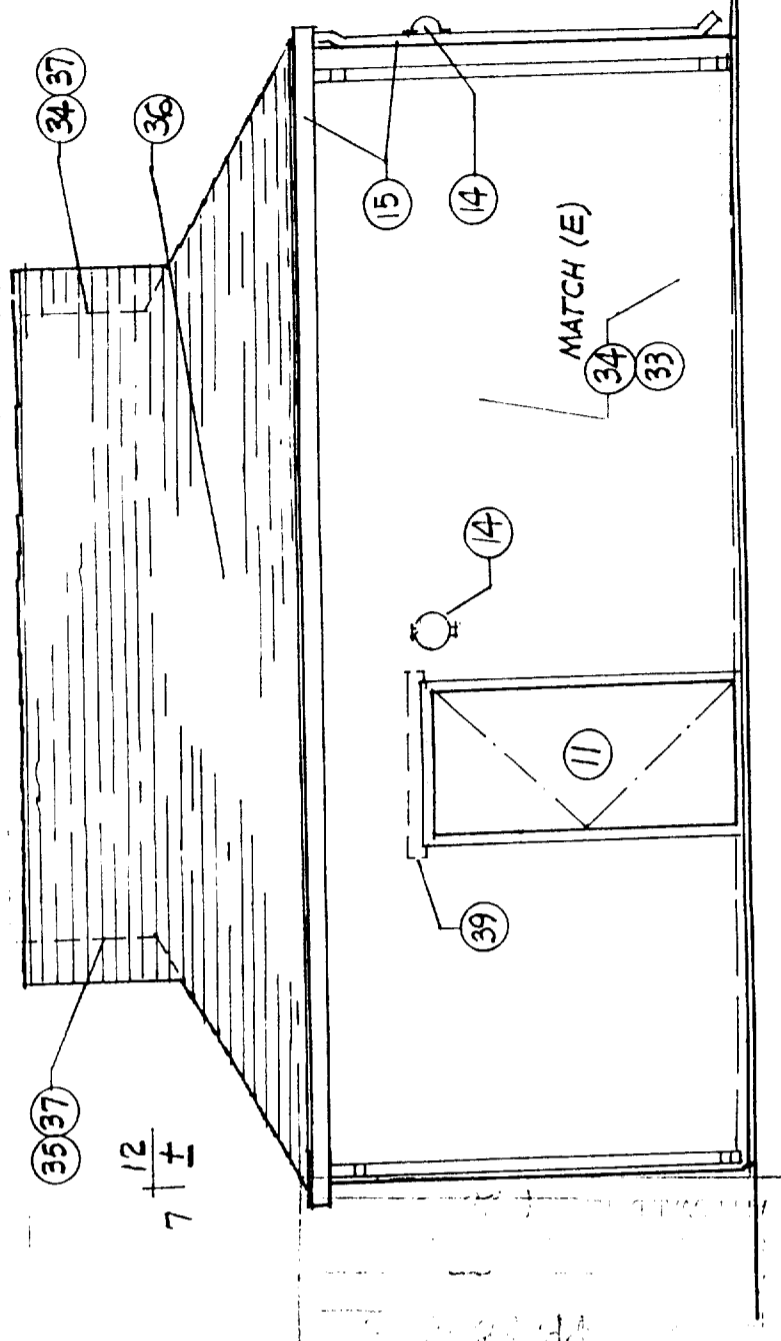


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Phone: (916) 923-6129
E-mail: Chris.Delgado@msn.com

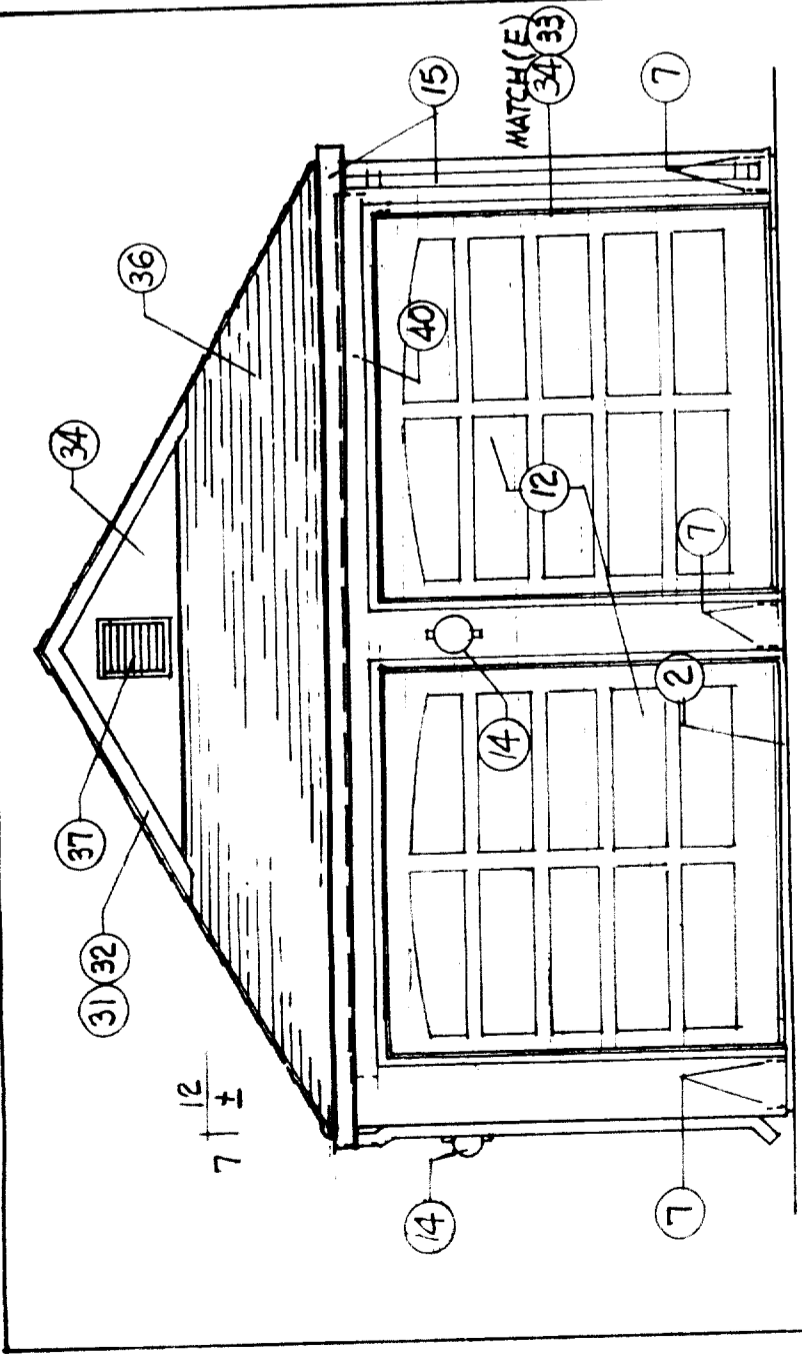
REVISED:
3 OF 5
MARCH 6 2000



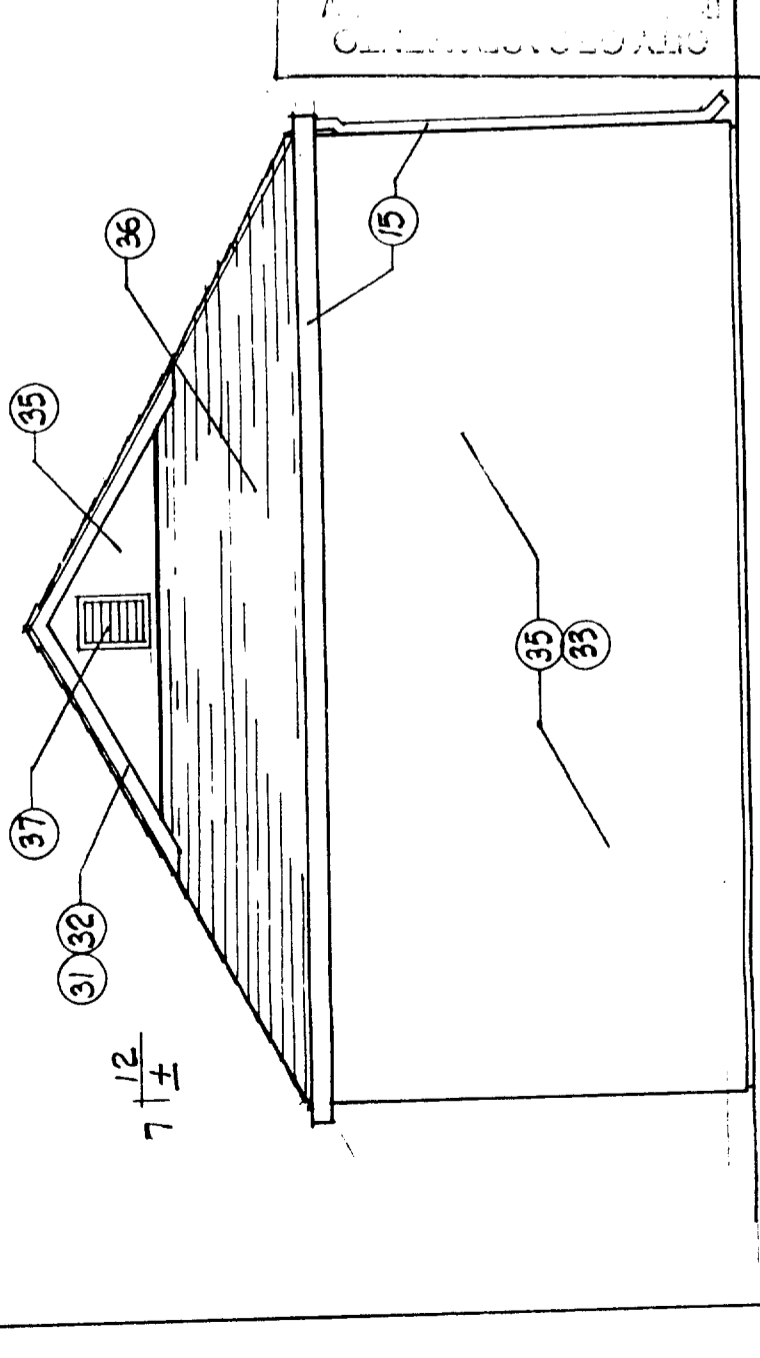
EAST ELEVATION 1/4" = 1'-0" 2



WEST ELEVATION 1/4" = 1'-0" 4



SOUTH ELEVATION 1/4" = 1'-0" 1



NORTH ELEVATION 1/4" = 1'-0" 3

MATERIAL NOTES:

1. 4" CONC. SLAB W/ 6X6 10-10 WELD WIRE FABRIC, SLOPE 2" DN. TOWARD GARAGE DR.
2. 2' CONC. APRON SLOPE TO DRIVE
3. 4" COMPACTED CRUSHED ROCK
4. 12" WIDE CONC. FOOT'G. W/ #4 REINF. T & B
5. 1/2" DIA. X 10" A. B. @ 6" O.C. & 12" @ PLATE ENDS
6. 2 X 4 SOLE PLATE FOUND. GRADE. RWD.
7. H.D. HOLD DOWNS @ GARAGE DOOR WALL
8. 2 X 4 STUDS @ 16" O.C.
9. FULL THICK FIBERGLAS INSULATION
10. 2 X 4 CONT. BLOCKING @ 48" O.C.
11. 3' X 6'-8" SOLID CORE DOOR
12. (2) 8' X 8' AUTO OVERHEAD DOOR
13. GFI DUPLEX OUTLETS W/ WP COVER @ EXT.
14. EXT. COMPACT FLOUR LIGHTS
15. GUTTER AND DOWN SPOUTS
16. 6' FLUORESCENT LIGHT W/ REFLECTOR
17. LIGHT SWITCH
18. GARAGE DOOR OPENERS
19. 1/2" CDX STRUCTURAL #2 SHEATHING
20. 2 X 6 RAFTERS @ 16" O.C. W/ A35 CLIP TO PLATES
21. 2 X 8 RIDGE
22. 2 X 8 HIP, W/ SUR/L26 JN CLIP TO GABLE, 2X6 O.H.
23. 2 X 4 STRONG-BACK
24. 2 X 4 HANGERS @ 32" O.C.
25. 2 X 4 DIAGONAL END BRACE
26. 2 X 4 BLOCKING @ CEILING JOIST
27. 2 X 4 CEILING JOIST @ 16" O.C.
28. (2) 2 X 6 CHORDS W/ 5/8" M.B. & WASHERS EA. END
29. 2 X 6 BLOCKING
30. 1 X 6 REDWOOD FASCIA
31. 2 X 6 FASCIA
32. 1/2" X 1 1/2" SHINGLE TRIM
33. 3/8" CDX STRUCTURAL #2 SHEATHING
34. CLAPBOARD SIDING MATCH (E) HOUSE
35. STUCCO OVER 15# FELT
36. CLASS A COMP. SHINGLES OVER 15# FELT
37. GABLE VENT
38. 1/2" TYPE 'X' GYPSUM BOARD
39. 4 X 4 DOOR HEADER
40. 4 X 12 OVERHEAD DOOR HEADER
41. STEEL TUBE, TS 3X3X1/2 W/ BASE PLATE 3 1/2X9X1/2, (2) 3/4 A307 M.B. @ 6" O.C. W/ LEVEL'G NUTS & CCO & ECOO COL. CAPS W/ 1/4 FILLET WELD @ TS
42. (2) 1 3/4X5 1/2 1.9E MICROLAM LVL GABLE RAFTERS

MATERIAL NOTES

1

- NAIL SCHEDULE**
PER 1997 UBC TABLE 23-II-B-1
- A. TOP PLATE TO STUD, END NAIL 2-16d
 - B. STUD TO SOLE PLATE, END NAIL 2-16d
 - C. DOUBLE STUD, FACE NAIL 24" O.C.-16d
 - D. DOUBLE TOP PLATE, FACE NAIL 16" O.C.-16d
 - E. TOP PLATE SPLICE 8-16d
 - F. RAFTER TO TOP PLATE BLK'G, TOE NAIL 3-8d
 - G. BLOCKING BETWEEN JOIST 3-8d
 - H. TOP PLATE LAPS, FACE NAIL 2-16d
 - I. CORNER LAP, FACE NAIL 2-16d
 - J. CONT. HEADER TO STUDS, TOE NAIL 4-8d
 - K. JOIST TO PARALLEL RAFTER, FACE NAIL 3-16d
 - L. RAFTER TO PLATE, TOE NAIL 3-8d
 - M. BUILT-UP CORNER STUDS 24" O.C.-16d
 - N. 3/8" CDX SHEATHING- EDGES @ 6" O.C. 6d
INTERIORS @ 12" O.C. 6d
 - O. 5/8" CDX SHEATHING- EDGES @ 6" O.C. 8d
INTERIORS @ 12" O.C. 8d
 - P. 1/2" TYPE X GYPBRD. @-24' O.C.-6d x 1 1/8" coated
 - Q. COMP. SHINGLES PER MFG. RECOMMENDATION

NAIL SCHEDULE

2

3

4

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SACRAMENTO, CA 95814

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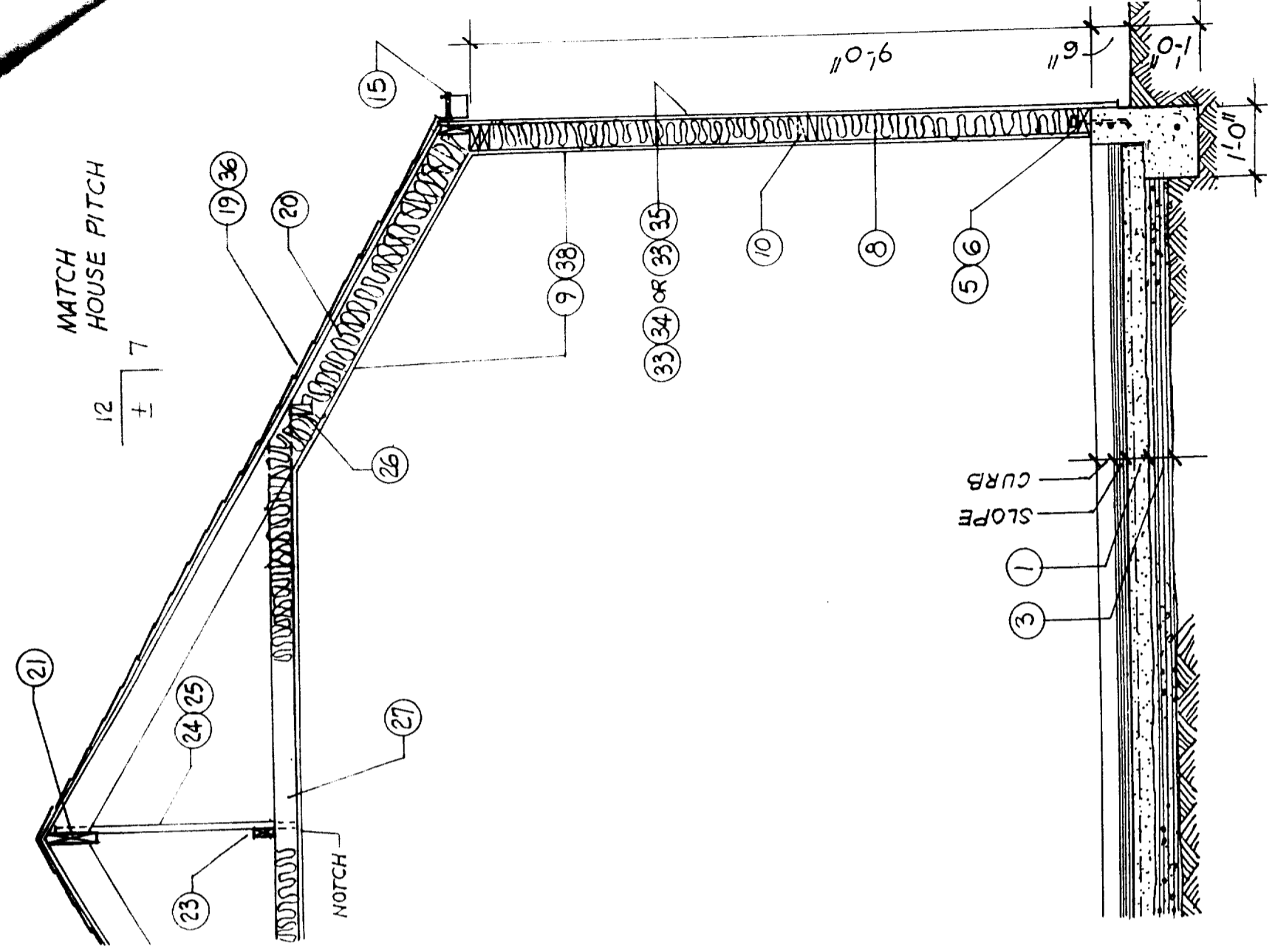
Phone: (916) 923-6129
E-mail: Chris [redacted]@delgadoarch.com
Fax: (916) 923-6189



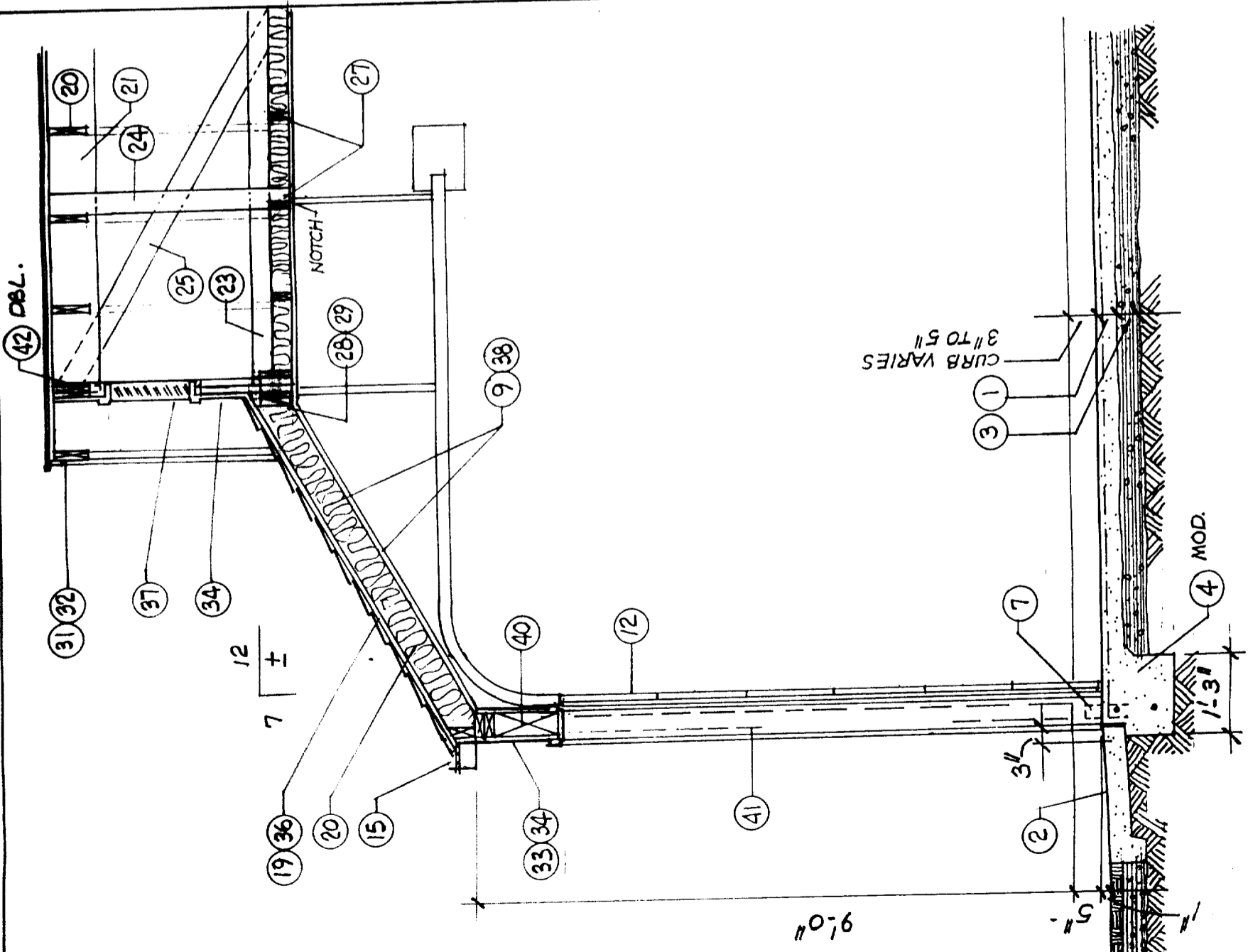
DATE: MARCH 6, 2000



DATE: MARCH 6, 2000



CROSS SECTION 1/2" = 1'-0" 2



LONGITUDINAL SECTION 1/2" = 1'-0" 1