

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

**Permit No: 0102202**  
**Insp Area: 1**

**Site Address: 617 EAST RANCH RD SAC**  
Parcel No: 293-0040-009

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

**CONTRACTOR**  
ADCON CONTRACTING  
3508 SOLAR WY  
SAC CA 95827

**OWNER**  
CHRIS RYNHART  
617 EAST RANCH RD  
SAC CA 95827

**ARCHITECT**

**Nature of Work: KITCHEN & DINNING ROOM REMODEL.CHANGE OUT TWO WINDOWS.**

**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 63000 Date 2/21/01 Contractor Signature [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 \_\_\_\_\_ Owner Signature \_\_\_\_\_

**IN ISSUING THIS BUILDING PERMIT,** the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 2-20-01 Applicant Agent Signature [Signature]

**WORKER'S COMPENSATION DECLARATION:** I hereby affirm under penalty of perjury one of the following declarations:

\_\_\_\_ I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

\_\_\_\_ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier \_\_\_\_\_ Policy Number \_\_\_\_\_ Exp Date \_\_\_\_\_

(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 2-21-01 Applicant Signature [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.**

0102202

**CHRIS OLIVEIRA AND ASSOC.**

3269 1/2 Folsom Blvd.  
Upper East  
Sacramento, CA 95816  
(916) 452-4886  
(916) 455-9099 fax

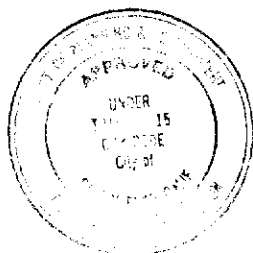
rce 33407- CA.  
22119- AZ.  
007595-NV.  
2202-UT.  
35908- WA

**STRUCTURAL CALCULATIONS**

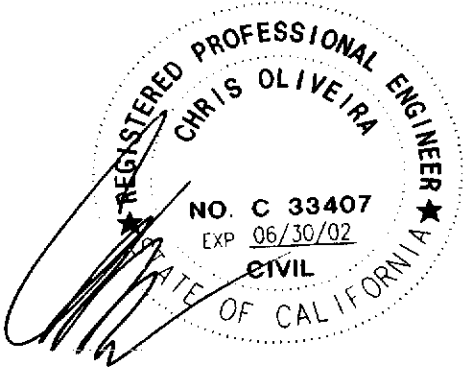
**RHYNHART REMODEL**

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 specifications shall not be held to permit or approve the violation of any City Ordinance or State Law.



1997 UBC  
SEISMIC ZONE 3  
WIND SPEED = 80 MPH  
EXPOSURE B



Chris Oliveira and Assoc.  
 3269 1/2 Folsom Blvd.  
 Sacramento, CA 95816  
 (916) 452-4886  
 (916) 455-9099 fax

Title :  
 Dsgnr:  
 Description :

Job #  
 Date: 9:54AM, 30 MAR 01

Scope :

Rev: 510300  
 User: KW-0801008, Ver 5.1.3, 22-Jun-1999, Win32  
 (c) 1993-99 ENERCALC

### Timber Beam & Joist

c:\enercalc\fonseca.ecw.Calculations

Description      New beam

#### Timber Member Information

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Timber Section		parallam
Beam Width	in	3.500
Beam Depth	in	7.500
Le: Unbraced Length	ft	10.00
Timber Grade		Truss Joist - MacMil
Fb - Basic Allow	psi	2,900.0
Fv - Basic Allow	psi	290.0
Elastic Modulus	ksi	2,000.0
Load Duration Factor		1.000
Member Type		Manuf/Pine
Repetitive Status		No

#### Center Span Data

Span	ft	10.00
Point #1 DL	lbs	1,530.00
LL	lbs	1,070.00
@ X	ft	2.000

Results      Ratio =      0.5367

Mmax @ Center	in-k	49.92
@ X =	ft	2.00
fb : Actual	psi	1,521.4
Fb : Allowable	psi	2,834.9
		Bending OK
fv : Actual	psi	118.9
Fv : Allowable	psi	290.0
		Shear OK

#### Reactions

@ Left End DL	lbs	1,224.00
LL	lbs	856.00
Max. DL+LL	lbs	2,080.00
@ Right End DL	lbs	306.00
LL	lbs	214.00
Max. DL+LL	lbs	520.00

#### Deflections

Center DL Defl	in	-0.130
L/Defl Ratio		925.6
Center LL Defl	in	-0.091
L/Defl Ratio		1,323.5
Center Total Defl	in	-0.220
Location	ft	4.360
L/Defl Ratio		544.7

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Title :  
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 Description :

Job #  
 Date: 9:56AM, 30 MAR 01

Scope :

### Timber Column Design

c:\enercalc\fonseca.ecw\Calculations

Rev: 510300  
 User: KW-0601009, Ver: 5.1.3, 22-Jun-1999, Win32  
 (c) 1993-99 ENERCALC

Description Check 4x4

#### General Information

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Wood Section	4x4	Total Column Height	8.00 ft	Le XX for Axial	8.00 ft
Rectangular Column		Load Duration Factor	1.00	Le YY for Axial	0.00 ft
Column Depth	3.50 in	Fc	1,350.00 psi	Lu XX for Bending	8.00 ft
Width	3.50 in	Fb	900.00 psi		
Sawn		E - Elastic Modulus	1,600 ksi		
		Douglas Fir - Larch, No.2			

#### Loads

		<u>Dead Load</u>	<u>Live Load</u>	<u>Short Term Load</u>
Axial Load		1,224.00 lbs	856.00 lbs	0.00 lbs
Eccentricity	0.000 in			

#### Summary

Column OK

Using : 4x4, Width= 3.50in, Depth= 3.50in, Total Column Ht= 8.00ft

	<u>DL + LL</u>	<u>DL + LL + ST</u>	<u>DL + ST</u>
fc : Compression	169.80 psi	169.80 psi	99.92 psi
Fc : Allowable	571.45 psi	571.45 psi	571.45 psi
fbx : Flexural	0.00 psi	0.00 psi	0.00 psi
F'bx : Allowable	1,350.00 psi	1,350.00 psi	1,350.00 psi
Interaction Value	0.2971	0.2971	0.1749

#### Stress Details

Fc : X-X	571.45 psi	Max k*Lu / d	50.00
Fc : Y-Y	571.45 psi	Actual k*Lu/d	23.10
F'c : Allowable	571.45 psi	Min. Allow k*Lu / d	11.00
F'c:Allow * Load Dur Factor	571.45 psi	Cf:Bending	1.500
F'bx	1,350.00 psi	Rb : (Le d / b^2) ^ .5	7.104
F'bx * Load Duration Factor	1,350.00 psi	Cf : Axial	1.150
		Axial X-X k Lu / d	27.43
		Axial Y-Y k Lu / d	0.00

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Title :  
 Dsgnr:  
 Description :

Job #  
 Date: 9:59AM, 30 MAR 01

Scope :

## General Footing Analysis & Design

c:\enercalc\fonseca.ecw:Calculations

Rev: 510300  
 User: KW-0801009, Ver 5.1.3, 22-Jun-1999, Wm32  
 (c) 1983-99 ENERCALC

Description Check existing footing

Calculations are designed to ACI 318-95 and 1997 UBC Requirements

### General Information

Soil Properties		Dimensions...	
Allowable Soil Bearing	1,000.0 psf	Width along X-X Axis	7.000 ft
Short Term Increase	1.000	Length along Y-Y Axis	1.000 ft
Base Pedestal Height	0.000 in	Footing Thickness	12.00 in
Seismic Zone	3	Col Dim. Along X-X Axis	3.50 in
Overburden Weight	0.00 psf	Col Dim. Along Y-Y Axis	3.50 in
Live & Short NOT Combined		Min Steel %	0.0014
f <sub>c</sub>	2,500.0 psi	Rebar Center To Edge Distance	3.50 in
F <sub>y</sub>	40,000.0 psi		
Concrete Weight	145.00 pcf		

### Loads

Applied Vertical Load...		...ecc along X-X Axis	0.000 in
Dead Load	1.224 k	...ecc along Y-Y Axis	4.250 in
Live Load	0.586 k		
Short Term Load	k		
	<u>Creates Rotation about Y-Y Axis</u>	<u>Creates Rotation about X-X Axis</u>	
	(pressures @ left & right)	(pressures @ top & bot)	
<b>Applied Moments...</b>			
Dead Load	k-ft	k-ft	
Live Load	k-ft	k-ft	
Short Term	k-ft	k-ft	
	<u>Creates Rotation about Y-Y Axis</u>	<u>Creates Rotation about X-X Axis</u>	
	(pressures @ left & right)	(pressures @ top & bot)	
<b>Applied Shears...</b>			
Dead Load	k	k	
Live Load	k	k	
Short Term	k	k	

### Summary

Footing Design OK

7.00ft x 1.00ft Footing, 12.0in Thick, w/ Column Support 3.50 x 3.50in x 0.0in high

	<u>DL+LL</u>	<u>DL+LL+ST</u>		<u>Actual</u>	<u>Allowable</u>
Max Soil Pressure	985.2	696.0 psf	Max Mu	2.177 k-ft per ft	
Allowable	1,000.0	1,000.0 psf	Required Steel Area		0.143 in <sup>2</sup> per ft
"X" Ecc. of Resultant	0.000 in	0.000 in	Shear Stresses....	<u>V<sub>u</sub></u>	<u>V<sub>n</sub> * Phi</u>
"Y" Ecc. of Resultant	2.723 in	2.323 in	1-Way	10.162	85.000 psi
X-X Min. Stability Ratio	No Overturning	1.500 :1	2-Way	6.132	170.000 psi
Y-Y Min. Stability Ratio	No Overturning				

### Footing Design

Shear Forces	<u>ACI 9-1</u>	<u>ACI 9-2</u>	<u>ACI 9-3</u>	<u>V<sub>n</sub> * Phi</u>	
Two-Way Shear	6.13 psi	3.84 psi	2.47 psi	170.00 psi	
One-Way Shears...					
V <sub>u</sub> @ Left	10.16 psi	6.44 psi	4.14 psi	85.00 psi	
V <sub>u</sub> @ Right	10.16 psi	6.44 psi	4.14 psi	85.00 psi	
V <sub>u</sub> @ Top	0.00 psi	0.00 psi	0.00 psi	85.00 psi	
V <sub>u</sub> @ Bottom	0.00 psi	0.00 psi	0.00 psi	85.00 psi	
Moments	<u>ACI 9-1</u>	<u>ACI 9-2</u>	<u>ACI 9-3</u>	<u>R<sub>u</sub> / Phi</u>	<u>As Req'd</u>
Mu @ Left	2.18 k-ft	1.38 k-ft	0.89 k-ft	33.5 psi	0.14 in <sup>2</sup> per ft
Mu @ Right	2.18 k-ft	1.38 k-ft	0.89 k-ft	33.5 psi	0.14 in <sup>2</sup> per ft
Mu @ Top	0.00 k-ft	0.00 k-ft	0.00 k-ft	0.0 psi	0.01 in <sup>2</sup> per ft
Mu @ Bottom	-0.01 k-ft	-0.01 k-ft	-0.01 k-ft	0.1 psi	0.14 in <sup>2</sup> per ft

#40x

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### General Footing Analysis & Design

c:\enercalc\fonseca.ecw:Calculations

Description      Check existing footing

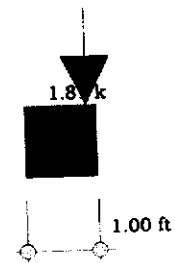
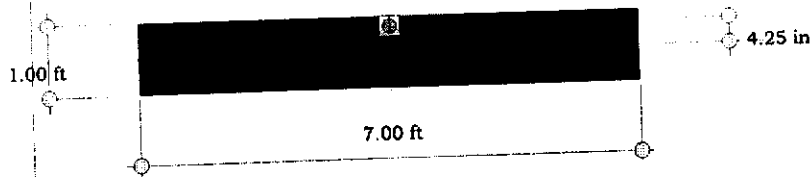
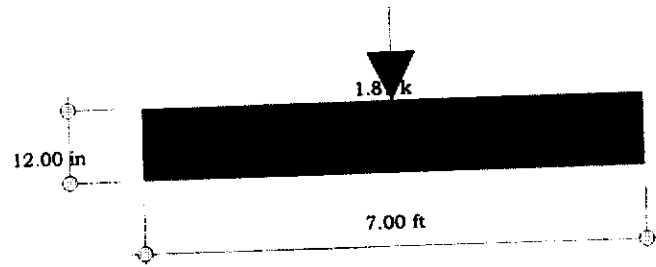
#### Soil Pressure Summary

	Left	Right	Top	Bottom
Service Load Soil Pressures				
DL + LL	403.57	403.57	985.22	0.00 psf
DL + LL + ST	319.86	319.86	695.98	0.00 psf
Factored Load Soil Pressures				
ACI Eq. 9-1	590.11	590.11	1,440.62	0.00 psf
ACI Eq. 9-2	447.80	447.80	974.37	0.00 psf
ACI Eq. 9-3	287.87	287.87	626.38	0.00 psf

#### ACI Factors

(per ACI, applied internally to entered loads)

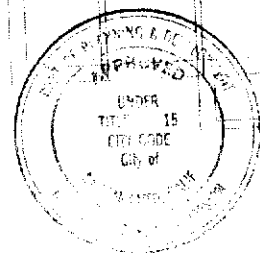
ACI 9-1 & 9-2 DL	1.400	ACI 9-2 Group Factor	0.750	UBC 1921.2.7 "1.4" Factor	1.400
ACI 9-1 & 9-2 LL	1.700	ACI 9-3 Dead Load Factor	0.900	UBC 1921.2.7 "0.9" Factor	0.900
ACI 9-1 & 9-2 ST	1.700	ACI 9-3 Short Term Factor	1.300		
....seismic = ST * :	1.100				



POINT LOAD:  $276 \times \frac{10}{2} = 1380\#$  DEAD

$184 \times \frac{10}{2} = 920\#$  LIVE

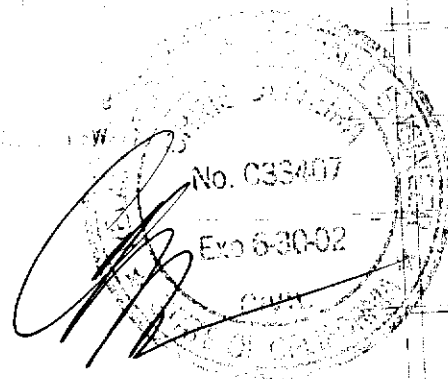
$3\frac{1}{2} \times 7\frac{1}{2}$  PARALLEL



CEILING LAYOUT

( NEW )

ok Bryon Nolas



This set of plans and specifications is to be kept on the job at all times to make any changes or additions to the same without written consent of the Engineer. The Engineer's approval is not to be construed as a warranty of the accuracy of the information furnished by the contractor.

2x8 @ 2' OC

2x8 SCAP TO BEARING

DOUBLE 2x8 SCAP TO BEARING

2x8 @ 2' OC

CEILING

$10\frac{1}{2} \times 12\frac{1}{2}$  DEAD

$50\#$  LIVE

4x4 DF

2x8

2x2 LC

2x8 @ 2' OC

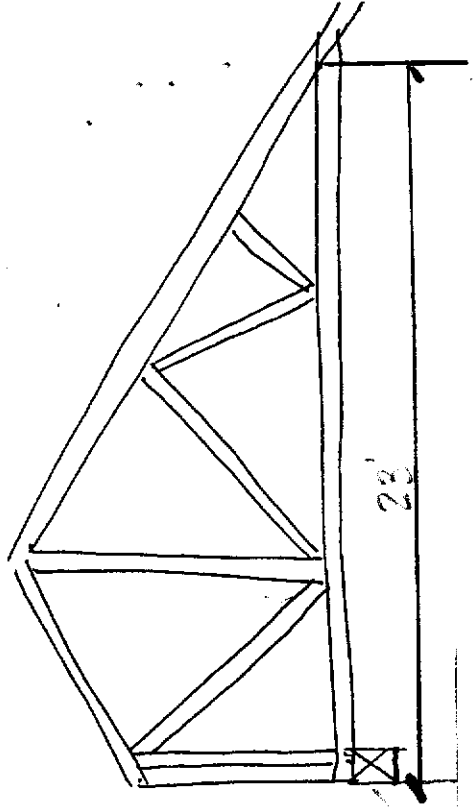
4x4 DF

2x8 @ 2' OC



DETAIL  
SIDE VIEW

FOAM INSULATION  
OVER PLYWOOD



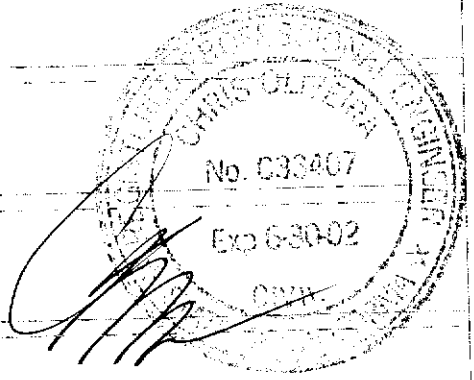
EXISTING  
TRUSS  
→  
TO REMAIN

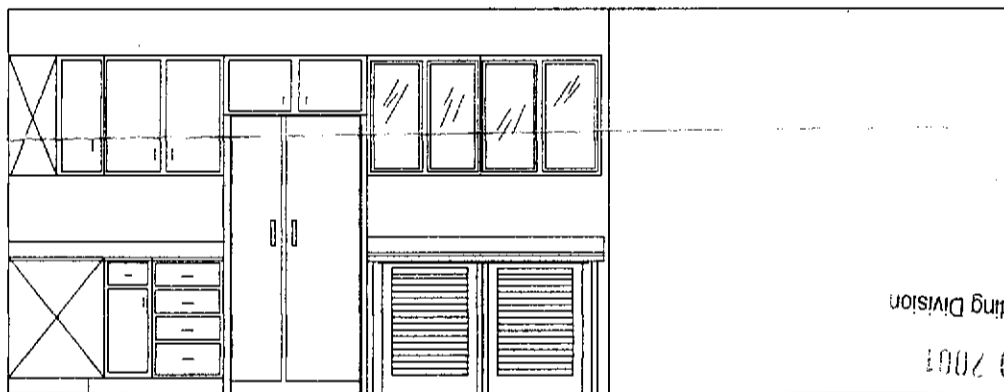
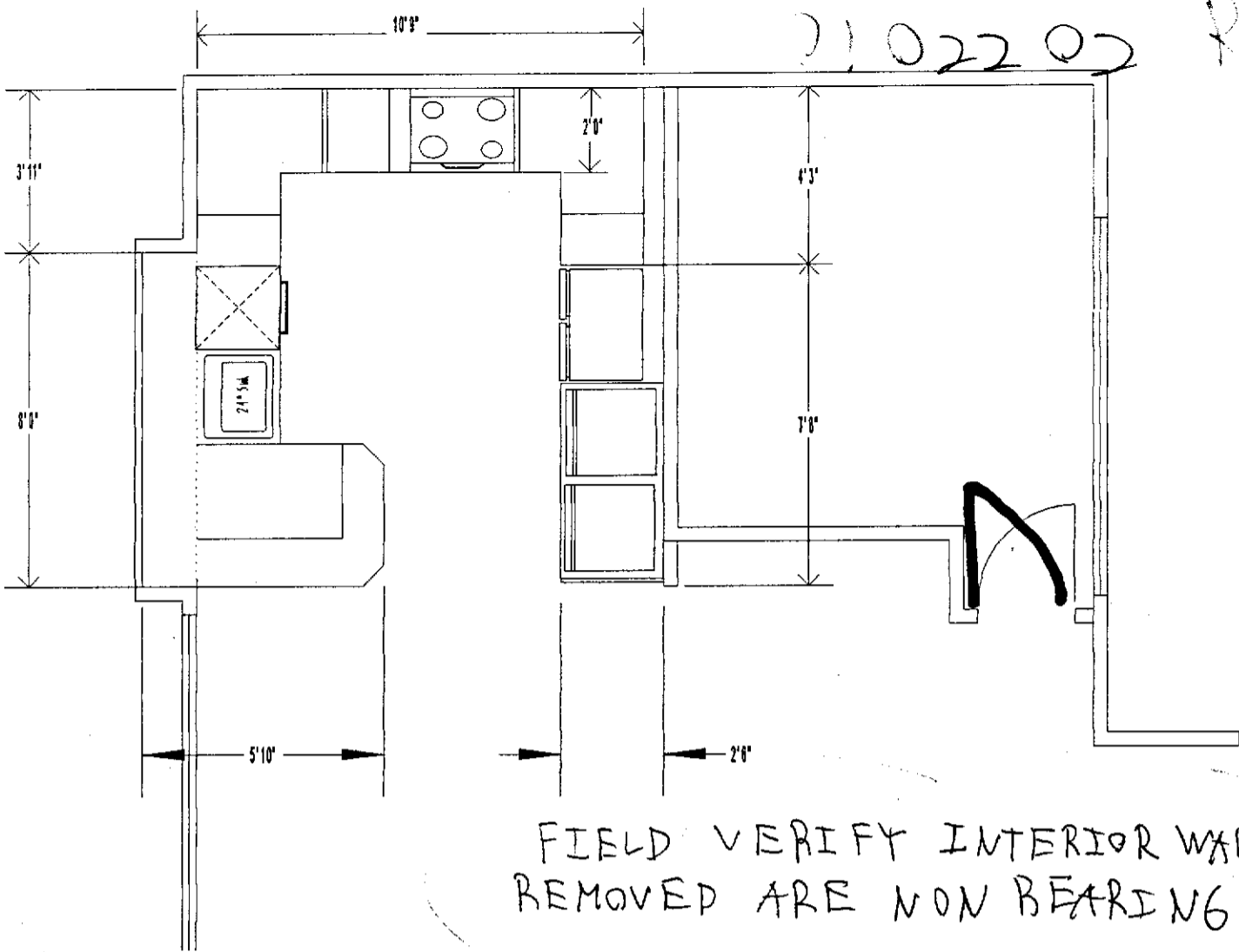
TRUSS LOAD:

$$W = \frac{23}{2} (24) = 276 \text{ PLF DEAD}$$

$$W = \frac{23}{2} (16) = 184 \text{ PLF LIVE}$$

← NEW  
3 1/2" x 7 1/2" PARALLEL  
REPLACES  
WALL





Sacramento Building Division

FEB 20 2001

ISSUED

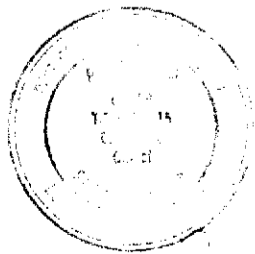
Chris Rynhart  
 617 East Ranch Road  
 Sacramento, CA 95825

Revision:  
 10.08.00  
 11.26.00  
 02.19.01



ADCON General Contracting  
 916.456.9886 Mess./ Fax  
 916.606-5545 Cell

MINOR INTERIOR REMODEL OF  
 LAUNDRY / KITCHEN NOOK AREA



This set of plans and specifications must be kept on the job site and made available to the building department for review. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The contractor shall be responsible for the safety of all workers and the public. The contractor shall be responsible for the cleanup of the job site. The contractor shall be responsible for the disposal of all debris. The contractor shall be responsible for the protection of all existing utilities. The contractor shall be responsible for the protection of all existing structures. The contractor shall be responsible for the protection of all existing landscaping. The contractor shall be responsible for the protection of all existing trees. The contractor shall be responsible for the protection of all existing water features. The contractor shall be responsible for the protection of all existing parking areas. The contractor shall be responsible for the protection of all existing sidewalks. The contractor shall be responsible for the protection of all existing streets. The contractor shall be responsible for the protection of all existing public facilities. The contractor shall be responsible for the protection of all existing public utilities. The contractor shall be responsible for the protection of all existing public services. The contractor shall be responsible for the protection of all existing public property. The contractor shall be responsible for the protection of all existing public resources. The contractor shall be responsible for the protection of all existing public interests. The contractor shall be responsible for the protection of all existing public health. The contractor shall be responsible for the protection of all existing public safety. The contractor shall be responsible for the protection of all existing public order. The contractor shall be responsible for the protection of all existing public morals. The contractor shall be responsible for the protection of all existing public peace. The contractor shall be responsible for the protection of all existing public tranquility. The contractor shall be responsible for the protection of all existing public harmony. The contractor shall be responsible for the protection of all existing public affection. The contractor shall be responsible for the protection of all existing public friendship. The contractor shall be responsible for the protection of all existing public goodwill. The contractor shall be responsible for the protection of all existing public respect. The contractor shall be responsible for the protection of all existing public esteem. The contractor shall be responsible for the protection of all existing public honor. The contractor shall be responsible for the protection of all existing public reputation. The contractor shall be responsible for the protection of all existing public credit. The contractor shall be responsible for the protection of all existing public confidence. The contractor shall be responsible for the protection of all existing public trust. The contractor shall be responsible for the protection of all existing public faith. The contractor shall be responsible for the protection of all existing public hope. The contractor shall be responsible for the protection of all existing public charity. The contractor shall be responsible for the protection of all existing public generosity. The contractor shall be responsible for the protection of all existing public kindness. The contractor shall be responsible for the protection of all existing public compassion. The contractor shall be responsible for the protection of all existing public mercy. The contractor shall be responsible for the protection of all existing public forgiveness. The contractor shall be responsible for the protection of all existing public tolerance. The contractor shall be responsible for the protection of all existing public patience. The contractor shall be responsible for the protection of all existing public endurance. The contractor shall be responsible for the protection of all existing public perseverance. The contractor shall be responsible for the protection of all existing public fortitude. The contractor shall be responsible for the protection of all existing public courage. The contractor shall be responsible for the protection of all existing public valor. The contractor shall be responsible for the protection of all existing public bravery. The contractor shall be responsible for the protection of all existing public heroism. The contractor shall be responsible for the protection of all existing public gallantry. The contractor shall be responsible for the protection of all existing public chivalry. The contractor shall be responsible for the protection of all existing public civility. The contractor shall be responsible for the protection of all existing public politeness. The contractor shall be responsible for the protection of all existing public decorum. The contractor shall be responsible for the protection of all existing public propriety. The contractor shall be responsible for the protection of all existing public modesty. The contractor shall be responsible for the protection of all existing public humility. The contractor shall be responsible for the protection of all existing public meekness. The contractor shall be responsible for the protection of all existing public gentleness. The contractor shall be responsible for the protection of all existing public mildness. The contractor shall be responsible for the protection of all existing public sweetness. The contractor shall be responsible for the protection of all existing public softness. The contractor shall be responsible for the protection of all existing public pliancy. The contractor shall be responsible for the protection of all existing public flexibility. The contractor shall be responsible for the protection of all existing public adaptability. The contractor shall be responsible for the protection of all existing public versatility. The contractor shall be responsible for the protection of all existing public resourcefulness. The contractor shall be responsible for the protection of all existing public ingenuity. The contractor shall be responsible for the protection of all existing public inventiveness. The contractor shall be responsible for the protection of all existing public creativity. The contractor shall be responsible for the protection of all existing public imagination. The contractor shall be responsible for the protection of all existing public intuition. The contractor shall be responsible for the protection of all existing public instinct. 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2/20/01