

**CITY OF SACRAMENTO**

1231 I Street, Sacramento, CA 95814

Permit No: 0318737

Insp Area: 4  
Thos Bros: 278 B4

Site Address: 1933 KENWOOD ST SAC  
Parcel No: 252-0340-019

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

**CONTRACTOR**

**OWNER**

FITTON WILLIAM III/DEBORA  
1137 GUAEA WAY  
SACRAMENTO, CA 95834

**ARCHITECT**

**Nature of Work:** SFR, SECOND DETACHED UNIT ON SAME LOT 1229 SQ FT LIVING,  
297 SQ FT ATTACHED GARAGE & 82 SQ FT COVERED 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 \_\_\_\_\_ 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 1-20-04 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 and 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 1-20-04 Applicant/Agent Signature

**WORKER'S COMPENSATION DECLARATION:** I hereby affirm under penalty of perjury 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 1-20-04 Applicant 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.**



CITY OF SACRAMENTO  
CALIFORNIA

PLANNING AND  
BUILDING DEPARTMENT  
PLANNING DIVISION

1231 I STREET, ROOM 200  
SACRAMENTO, CA  
95814-2998

**WATER DEVELOPMENT FEE WAIVER**

Applicant: BILL FITTON Phone: 916 925-2350

Property Address: 1933 KENWOOD ST

APN: 252-0340-019 Zoning: R-1 Number of Units: 1

**This project qualifies for the waiver because it is in a:**

- REDEVELOPMENT AREA; or  
 DESIGNATED INFILL AREA; or  
 QUALIFIED INFILL AREA, meeting all of the following requirements:

1. The site is located in a neighborhood where the median year of housing construction is 1965 or earlier as shown on the Neighborhood Statistics Boundary Map, or the applicant has proof to the satisfaction of the Planning Director that the median age of housing within 500 feet of the site was developed prior to 1965; and
2. The lot is surrounded on three sides by existing or approved development; and
3. The project is consistent with the General Plan or more specific plan designation; and
4. The site is no more than 5 acres in size for single family development, or 2 acres in size for multiple family development; and
5. The site has City sewer, water, and drainage services, or is within proposed or existing assessment district for these services; and the services provided are capable of serving the proposed development to the satisfaction of the Public Works Director.

Fee Waiver Denied by: \_\_\_\_\_ Date: \_\_\_\_\_

Fee Waiver Approved by: [Signature] Date: 14 JAN 04

WD No: \_\_\_\_\_



**CITY OF SACRAMENTO  
CALIFORNIA**

PLANNING AND  
BUILDING DEPARTMENT

PHONE 916-808-5381

1231 I STREET, ROOM 200  
SACRAMENTO, CA 95814-2998

FAX 916-808-5543

**STAFF LEVEL PROJECT REVIEW**

DR Number: DR03-299  
Address: 1933 Kenwood Street  
Description: New 2<sup>nd</sup> residential unit  
Staff Contact: Kelly Lankford, 808-8289

Applicant/Owner: William Fitton  
Date Filed: Oct. 21, 2003  
Date Approved: Nov. 26, 2003  
APN: 252-0340-019

**STAFF ACTION AND CONDITIONS OF APPROVAL:**

Staff has reviewed the proposed project, and approves it with the following conditions of approval:

1. All windows visible from the street shall be gridded, 3'-0" wide x 5'-0" high, single-hung vinyl windows, with decorative trim and sills.
2. All windows at the rear and side elevations shall have decorative trim at minimum, sills are not required.
3. Front entry door and garage door shall have a raised panel design.
4. Provide 8" lap siding with smooth finish at all four sides of house per approved drawings.
5. Provide wood columns (6"x6" min.) with built out decorative base as indicated on approved drawings.
6. Provide shutters at front windows as indicated on approved drawings.
7. Provide 6' high wood fence at sides and rear.
8. All woodwork shall be smooth finish. No rough sawn.
9. Front yard landscaping (including lawn, shrubs, and a minimum of one tree) and automatic irrigation shall be provided.
10. Roofing shall be a minimum 30-year laminated dimensional composition shingle.
11. Gutters and downspouts shall be provided.
12. Provide decorative light fixtures as indicated on drawings.
13. No roof-mounted mechanical equipment is allowed.
14. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes.
15. No building permit shall be issued until the expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
16. The applicant and the owners of all properties adjoining the subject property have the right to appeal this decision to the Design Review and Preservation Board. Appeals must be filed within 10 days of the staff action.

  
Kelly Lankford  
Design Review Planner

*PUT THIS IN JOB JACKET*

**OFFICE COPY**

# Certification of Compliance School District Development Fees

## PART 1 To be completed by APPLICANT

Owner's Name & Address WILLIAM F. J. ...  
 Project Address 1933 ...  
 Parcel Number 292 ... Lot No. \_\_\_\_\_  
 Subdivision Name \_\_\_\_\_ Number of Units 1  
 Applicant's Signature & Title [Signature]  
 Date 7/1/02 Phone No. 916 955 5947

**NOTICE TO APPLICANT:** Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

## PART 2 To be completed by BUILDING DEPARTMENT

Plan Identification Number 0318737  
 Square Feet of Chargeable Building Area 1229  
 Signature [Signature] Title [Title] Date \_\_\_\_\_

**Building Type ( CHECK ONE )**  
 Residential  
 Apartment/Condominium  
 Commercial/Industrial

## PART 3 To be completed by SCHOOL DISTRICTS

**Grant Joint Union High School District**  
 District Certification No. 1111-09  
**EXEMPT**  
 Comments [Handwritten]  
 RESIDENTIAL / APARTMENT / CONDOMINIUM  
 \_\_\_\_\_ Sq.Ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 COMMERCIAL / INDUSTRIAL  
 \_\_\_\_\_ Sq.Ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 OTHER FEE: TYPE \_\_\_\_\_  
 \_\_\_\_\_ Sq.Ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 TOTAL FEES COLLECTED ..... = \$ 65

**Robla Elementary School District**  
 District Certification No. \_\_\_\_\_  
**EXEMPT**  
 Comments \_\_\_\_\_  
 RESIDENTIAL / APARTMENT / CONDOMINIUM  
 \_\_\_\_\_ Sq.Ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 COMMERCIAL / INDUSTRIAL  
 \_\_\_\_\_ Sq.Ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 OTHER FEE: TYPE \_\_\_\_\_  
 \_\_\_\_\_ Sq.Ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
 TOTAL FEES COLLECTED ..... = \$ \_\_\_\_\_

This Certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.  
 As the authorized school district official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

**GRANT** Authorized School District Official **ROBLA**

Signature <u>[Signature]</u> Title _____ Date <u>12-12-03</u>	Signature _____ Title _____ Date _____
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# CITY OF SACRAMENTO

SUBMIT TWO COPIES

THIS COPY SHALL BE ON JOB SITE AT ALL TIMES. 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 approval of this plan and permit. Violation of any City Ordinance or State Law.

CONTRACTOR/OWNER

LOAD CALCULATION - N.E.C. 220-30  
TOTAL SQ. FT. 1229

NUMBER

WATTS

1229

Sq. ft @ 3 watts per sq. ft.

3697

3

20 Amp. Appliance circuits @ 15.30 watts per sq. ft.

4500

Gas

Range (Narrowplate) (N.P.R.)  
Oven (N.P.R.)

X

Cooking Units (N.P.R.)

Gas

Water Heater (N.P.R.)

Dishwasher (N.P.R.)

Disposal (N.P.R.)

Washer (1500 watts min. - N.E.C. 220-16(b))

Gas

Dryer (5000 watts min. or N.P.R. if larger) N.E.C. 220-10)

Motors (N.P.R.)

Other (N.P.R.)

Other (N.P.R.)

Air Conditioning Equipment AHU = 1390 A/C Cond = 5184

Air Conditioning (cooling) @ (N.P.R. X 100%) = 6564

Electrical Heating @ (N.P.R.) Gas X 65% =

NOTE: USE THE LARGEST LOAD - HEAT OR COOL = 6564

Heat pump (compressor & fans) X 100% =

Aux. heat strips (or elec. furnace) X 65% =

Total Heat Pump Load =

NOTE = AMPS X CIRCUIT VOLTAGE = WATTS

Sub-Total = 11,487  
(Class 1st 10KW) - 10,000 @ 100% =

Remainder @ 40% = 487 @ 40%

Total Air Cond. and/or heat pump load =

Total Service Load = 17,158.8 Watts

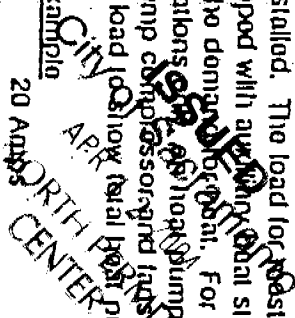
Total Service Load 17,158.8 watts + 240V = 71.5 Amps

Service Size

Heat Pump Note:  
Be careful when doing load calculations where heat pumps are installed. The load for heat pumps that are equipped with auxiliary heat strips will be larger under the demand load. For the purposes of load calculations, use 100% of the heat pump compressor and fan and 55% of auxiliary heat load for total heat pump load.

Heat Pump Example  
Compressor 20 Amps  
Fans 5 amps

Heat Pump Load = 25A X 240V = 6,000  
Aux. Heat Strip = 6,000W X 55% = 3,300W  
Total Heat Pump Load = 9,300W



Kenwood

# CITY OF SACRAMENTO

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LOAD CALCULATION - N.E.C. 220.30

CONTRACTOR/OWNER

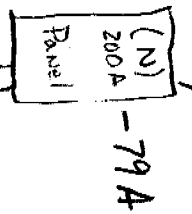
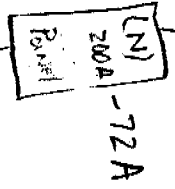
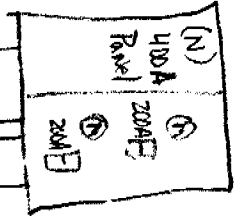
JOB ADDRESS: 3145 Craigmont St TOTAL SQ. FT. 1235

NUMBER	ITEM	WATTS	LOAD CALCULATION (example (Not heat pump))
1235	Sq. ft @ 3 watts per sq. ft.	3705	Air conditioning example (Not heat pump)
6	20 Amp. Appliance circuits @ 1.530 watts each	9000	Compressor 20 amps Fan 5 amps Unit Total Load = 25 amps x 240V
GAS	Range (Nameplate Rating = N.P.R.)	X	Electric Furnace @ N.P.R. = 6,000 watts X 65% = 3900 Watts Use 6000W, since it is larger.
—	Oven (N.P.R.)	X	
—	Cooking Unks (N.P.R.)	—	Heat Pump Note: Be careful when doing load calculations where heat pumps are installed. The load for most heat pumps that are equipped with auxiliary heat strips will be larger under the demand for heat. For the purposes of load calculations only, on heat pumps, use 100% of the heat pump compressor and fans and 65% of auxiliary heat load for total heat pump load.
GAS	Water Heater (N.P.R.)	—	Heat Pump Example Compressor 20 amps Fan 5 amps APR 20 2004 NORTH CENTER
1	Dishwasher (N.P.R.)	1800	Heat Pump Load = 25A @ 240V = 6,000 Aux. Heat Strip = 6,000W X 65% = 3,900W Total Heat Pump Load = 9,900W
1	Washer [1500 watts min. - N.E.C. 220-16(b)]	1500	
GAS	Dryer [5000 watts min. or N.P.R. if larger] N.E.C. 220-10]	—	
—	Motors (N.P.R.)	—	
—	Other (N.P.R.)	—	
—	Other (N.P.R.)	—	
Air Conditioning Equipment AHU = 1380 AC Cond. = 5184		Sub-Total = 16,085	
Air Conditioning [cooling @ (N.P.R. X 100%)] = 6564		(Loss 1st 10KW) - 10,000 @ 100% = 10,000 Watts	
Electrical Heating @ (N.P.R.) GAS X 65% =		Remainder @ 40% 6005 @ 40% = 2,402 Watts	
NOTE: USE THE LARGEST LOAD - HEAT OR COOL = 6564		Total Air Cond. and/or heat pump load = 6564 Watts	
Heat pump (compressor & fans) X 100% =		Total Service Load = 18,966 Watts	
Aux. heat strips (or objct. furnace) X 65% =		Total Service Load = 18,966 watts + 240V = 79.0 Amps	
Total Heat Pump Load =		Service Size	

NOTE = AMPS X CIRCUIT VOLTAGE = WATTS

SMUD Pole

Service Lateral



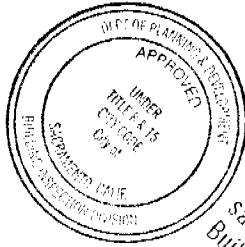
1933 Kenwood St

3145 Craigmont St

#4

#4

6.1 inches

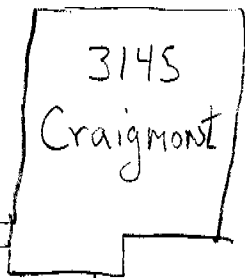
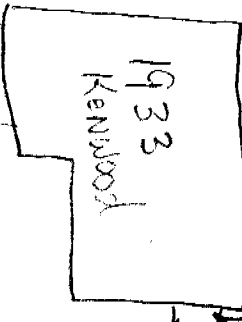


This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations without the approval of this plan and specification Building Inspection Division. The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.

**ISSUED**  
City of Sacramento  
APR 12 2004  
NORTH PERMIT  
CENTER

Kenwood St

SMUD Pole



Craigmont St