

TOWN of LOS GATOS

Planning Department 354-6872

June 15, 1981

134 Hernandez Avenue Los Gatos, California 95030

Variance Application V-81-4

Dear

On June 10, 1981 the Town Planning Commission approved the above application requesting approval to permit an increase in the maximum allowable height of accessory structure from 15 to 18 feet for the installation of solar panels on property located at 134 Hernandez Avenue, subject to the condition that the structures shall be adequately braced for support, to the satisfaction of the Building Official.

Approval will expire one year from the date of this approval pursuant to Section 5.30.140 of the Zoning Ordinance unless the approval is used before expiration. Section 5.30.170 defines that constitutes the use of an approval granted under the Zoning Ordinance.

NOTE: Prosuant to Section 5.20.050 of the Zoning Ordinance, this approval may be appealed to the Town Council within seven (7) days of the date the approval is granted. Therefore, this action for approval should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

Very truly yours,

LEE E. BOWMAN

Planning Director

Luc Sim

LEB:pd

cc: Narong Plangsiri - Fafco Solar Systems

Development Review Committee

TOWN OF LOS GATOS 17232 BUILDING PERMIT APPROVAL (re) tare te . Lest 1.51 50111 SEVER CONSECT OBB / MoPle 1+14 P6 4 B CROOP 12.1.1111 (H) 5.5 DESCRIPTION OF WORK 1.1.1/ GAR AREAS BUILDING FERMIT wa X 1 1 1 1 1 5 10 SIESMIC TAX CONSTRUCTION TAX USE OF STRUCTURE DESCRIPTION OF WORK XAT VEIJETU PARK TAX PLAN CHECK FEE TOTAL CONSTRUCTION CENSING AGENCY HAVE INSPECTION RECORD ADE4 ESS LIGE AFFLICABLE CONTRACTORS DECLARATION I CERTIFY THAT I AM PROPERLY HICENSED BY THE STATE OF CALBORNIA CONTRACTOR'S LICENSE (AW. 2 R S COMPENSATION DECLARATION FHEREBY AFFIRM THAT FHAVE A FOLICY OF WORKER'S COM FELISATION INSURANCE A CERTIFIED COPY OF A CERTIFICATE OF THAT INSURANCE IS HEREWITH FURNISHED, AND ON FILE WITH THE TOWN I FURTHER AFFIRM HIATTSHALL KEEP THE INSURANCE IN EFFECT THROUGHOUT THE JOB CHAIR AND OF ENVIRON FROM MODELE'S COMPRESSION SOLEMA, F VAUDATION WHICH THIS FERMULIS ISSUED, I SHALL NOT EMPLOY ANY FER SON IN ANY MANYER SO AS TO BECOVE SUBJECT TO THE WORKER S COMFENSATION LAWS OF CAUTONNIA APPROVALS ECERTIFY THAT I HAVE READ THIS AFFLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS PELATING TO BUILDING CON STRUCTION, AND HEREBY AUTHORIZE REFRESHITATIVES OF THIS CITY TO ENTER UPON THE ABOVE AVAILONED PROPERTY FOR INSPECTION **FURFOSES** ver very DISTRIBUTION 1. INDICTION MCCOD 1. INTO VISICED 1. PLANTING 4 TOWN CITES

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TOWN OF LOS GATOS

116 E. MAIN ST., LOS GATOS, CA., 95030

BUILDING INSPECTION DEPARTMENT - PHONE 354 4874

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TOWN OF LOS GATOS ternindez Ava SAMI 1-05 Galas FAFCO Solar SPECTION RECORD AFFE CLAYE

TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT BUILDING PERMIT

Permit Number: B01-000963 Work Description: INTERIOR REMODEL 4092 SF AND WINDOW REPLACEMENT Building Address: 134 HERNANDEZ AV LO Status: ISSUED Applied: 12/07/2001 Issued: Approved: 12/07/2001 Expires: issued: 12/07/2001 06/05/2002 OWNER 12/07/2001 Phone: 134 HERNANDEZ AVE LOS GATOS, CA 95030-5808 License: CONTRACTOR 12/07/2301 Phone: Valuation: \$151,404.00 Total Sq. Ft.: Liveable Sq.Ft.: Class Code: Bldg Count: 434 House Count: Description Tot Fee Building Permit Fees 1,180.00 Building Plan Check Fees 750.75 Computer Services Fee Microfilm Fees - Bldg. 4.00 Planning Plan Check Fees 231.00 Road Impact Basin #2 122,76 Seismic Tax 51 .76 Seismic Tax 95% Total Calculated Fees: \$2,349.85 Total Additional Fees: \$0.00 Total Fees Due: \$2,349.85 Total Payments: \$0.00 Balance Due: \$2,349.85

LICENSED CONTRACTOR'S DECLAPATION

I hereby of tirn under penalty of porjuty that I am licensed under provisions of Chapter 9 of division 3 of the Business and Professions Code, and my icense is in full force and effect.

Signature X

WORKER'S COTENSATION DECLAPATION

A) I hereby affirm under tenalty of posjuty I have and will maintain workers' compensation insurance, as required by Section 3700 of the labor Coder for the performance of the work for which this permit is issued.

Signature X

CERTIFICAL CERTIFICAL COMPANIES COMPENSATION INSUPANCE

B) I certificial, in the refformance of the work for which this permit is issued, I shall not employ any person in any manual so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith couply with those provisions. Balance Due: \$2,349.85 forthwith comply with those provisions. WARNING: FAILURE TO SECURE WORKER'S COMMENSATION COVERGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL FENALTIES AND CIVIL FINES UP TO \$100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE. CERTIFICATION OF OWNER/BUILDER DECLARATION I hereby affirm under renalty of perjuty that I, as owner of the property, have read this application and the owner/builder information form attached is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above nentioned property for inspections.

Signature X____

TOWN OF LOS GATOS

110 E MAN ST., LOS GATOS, CA 95032

APPLICATION FOR BUILDING PERMIT

COUNTINITY DEVELOPMENT SERVICES - BUILDING DIVIS ON - * PHONE S	14-6881 FAX 354-7593	وخوالي ومساعمها				يستدب سنستيب
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TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT PLUMBING PERMIT

Permit Number: P01-000579 Work Description; THTERIOR REMODEL 4092 SF AND WINDOW REPLACEMENT; CONVERT 288SF BASEMENT TO HABITABLE ISSUED . Status: Building Address: 134 HERNANDEZ AV 10 Applied: 12/07/2001 Approved: 07/11/2002 Issued: 07/11/2002 01/07/2003 Expires: 12/07/2001 Phone: OWNER 134 HERNANDEZ AVE LOS GATOS, CA 95030-5808 License: 07/11/2002 Phone: CONTRACTOR BUDGET PLUMBING -- Square Footage -commercial: Remodel: New Residence: Tot Fee Description Building Permit Fees 25.00 121.25 Plumbing Permit Fees \$146.25 Total Calculated Fees: \$0.00 Total Additional Fees: \$146.25 Total Fees Due: \$0.00 Total Payments: \$146.25 Balance Due: I hereby affilm moder penalty of perjuty that I am licensed under provisions of Chapter 3 of division 3 of the Business and Floressions Code, and my vicense is in full force and effect.

Signature X COMPLETE A OF 8 WORKER'S COMPENSATION DECIARTION

A) I hereby affirm under penalty of perjury 1 have and will maintain workers' compensation insurance, as required by Section 3700 of the Debot tode, for the performance of the work for which this permit is issued.

Signature X

CERTIFICATE OF EXEMPTION FROM CORKER'S COMPENSATION INSURANCE

B) I coultry 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 worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. forthwith comply with those provisions. WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO \$100,000. IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE. Thereby affirm under penalty of perjusy that I, as owner of the property, have read this application and the owner/builder information form attached is correct. I agree to comply with all Town ordinances and State laws ordering to building construction, and hereby authorize representatives of this Town to enter upon the above centioned property for inspections.

mentioned property for inspections.
Signature X

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TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT BUILDING PERMIT

Permit Number: B02-000581 Work Description: REMOVE BUILT-UP & INSTALL 4 PLY TAR & GRAVEL 2600SP ISSUED Building Address: 134 HERNANDEZ AV LO Applied: 06/25/2002 Issued: Approved: 06/25/2002 Expires: 06/25/2002 12/22/2002 06/25/2002 Phone: OWNER 134 HERNANDEZ AVE LOS CATOL, CA 95030-5808 License: CONTRACTOR ABOVE ALL ROOFING SOLUTIONS 06/25/2002 Phone: 95126 License: \$3,900.00 Valuation: Liveable Sq.Ft.: 2600 Total Sq. Ft.: House Count: 434 Bldg Count: Class Code: Tot Fee Description Building Permit Fees Computer Services Fee 113.00 3.52 2.00 Microfilm Fees - Bldg. Road Impact Basin #2 39.00 .03 Seismic Tax 51 47 Seismic Tax 95% ******* ************** \$158.02 Total Calculated Fees: \$0.00 Total Additional Fees: \$158.02 Total Fees Due: \$0.00 LICENSED CONTRACTOR'S DECIRATION

I hereby affirm under penalty of perjuty that I am licensed under provisions of Chapter 9 of division 3 of the Business and Professions Code, and my license is included before and effect.

Signature X

WYMER'S COMPENSATION DECIRATION

A) I hereby affirm under penalty of perjuty 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.

Signature X

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSUPANCE

B) 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 shall become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. Total Payments: forthwith comply with those provisions.

Signature X

Signature X

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL MARNING: FAILURE TO SECURE WORKER'S COMPENSATION TO THE COST OF COMPENSATION, DAMAGES AS TROVIDED FOR IN FRALTIES AND CIVIL PINES UP TO \$100.000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS TROVIDED FOR IN FRALTIES AND CIVIL PINES UP TO \$100.000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS TROVIDED FOR IN FRALTIES AND CIVIL PINES.

CERTIFICATION OF OWNER/BUILDER DECLARATION

1 hereby affirm under penalty of perjury that I, as owner of the property, have read this application and the therefore information form attached is correct. I agree to comply with all Town ordinances and State Laws contributed information form attached is correct. I agree to comply with all Town ordinances and State Laws relating to building construction, and hereby authorize representatives of this Town to enter upon the above gentioned property for inspections. Signature X_____



TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION (408) 354-6881 or (408) 399-5711 FAX (408) 354-7593 CONC CENTRA 110 E. MAIN STREET P.O. BOX 919 LOS GATOS, CA 95031

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TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT MECHANICAL PERMIT

Permit Number: M02-000307

Work Description: NTERIOR REMODEL 4092 SF AND WINDOW REPLACEMENT; CONVERT

288SF BASEMENT TO HABITABLE

Building Address: 134 HERNANDEZ AV LG

Status: ISSUED

Issued: 09/03/2002 09/03/2002 Expires: 03/02/2003

Applied: 09/03/2002 Approved: 09/03/2002

OWNER

09/03/2002 Phone: 134 HERNANDEZ AVE

LOS GATOS, CA 95030-5808

License: CONTRACTOR ALL CENTRAL

09/03/2002 Phone:

License:

-- Square Footage --

New Residence:

Remodel:

commercial:

Tot Fee Description

Building Plan Check Fees 26.25 135.00 Mechanical Permit Fees

\$161.25 Total Calculated Fees: Total Additional Fees: \$0.00 \$161.25 Total Fees Due: \$0.00 Total Payments: \$161.25 Balance Due:

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 2 of division 3 of the Business and professions Code, and my license is in full force and effect.

Signature X COMPLETE A of B

WORKER'S COMPENSATION DECLARTION

A) I hereby affirm under penalty of perjury 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.

Signature X CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

B) I certify that, in the performance of the work for which this permit is issued, I shall not employ any person

B) 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 are 3700 of the Labor Code, I shall forthwith comply become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature X
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER WARNING: FAILURE TO SECURE WORKER'S COMPENSATION. TO CRIMINAL PENALTIES AND CIVIL FINES UP TO \$100,000, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE.

CERTIFICATION OF OWNER/BUILDER DECLAPATION CERTIFICATION OF UNABRYBUILDER UNCLARMATION
I hereby affirm under penalty of perjury that I, as owner of the property, have read this application and the owner/builder information form attached is correct. I agree to comply with all Town ordinances and State Laws owner/builder information form attached is correct. I agree to comply with all Town ordinances and State Laws owner/builder information form attached is correct. I agree to comply with all Town ordinances and State Laws owner/builder information, and hereby authorize representatives of this Town to enter upon the above-mentioned property for inspections. Signature X

NOTICE: All new rechanical equipment shall be acreened and the acreening shall match the building in terms of material and color. Noise levels from the equipment shall not exceed what is permitted by Section 16.20.025 of the Town of Los Gatos Code.

TOWN OF LOS GATOS 801-963 BULD NO DEPARTMENT + PHONE 354 6881 FAX (408) 354-7593 MO2- 307 APPLICATION FOR MECHANICAL PERMIT INSPECTION REQUESTS PHONE 354 6877 Historio - Pre-1941 VOTALLATION REPAR OR ALTERATION Commercal Building: Parking Structure USE OF EXISTING BUILDING (Please mark) F HEATING LINET, C. BOLER, COMPRESSOR OF AR Apached Garage or Detached Garage 25 00 EA PHONE (REQUIRED) 10 00 EA UCT REPAIR OR ALTERATION 20 00 EA REPLACE AFTLIANCE 10 00 VAIL ADORESS ENTLATING FAN 20.00 000, RESIDENTIAL 75 90 OR VENT NO INCLUDED WITH 10 00 STALLATION OF AN APPLIANCE WAS PIKNE 45 00 CONTRACTOR EW OR REPAIR OF GAS SYSTEM CENTRAL 15 00 EA DOTICALL GAS OUTLET 20 00 VAPORATIVE COOLER 45 00 HOTOVOLTAC SYSTEM EW RESCENTAL BLOG ERMTISSUMICE MUST SHOW CURRENT STATELICENSE WORKER'S COMP TOTAL FEES PHONE (REQUIRED) VAL ADOPESS NOTICE: All mechanical equipment shall be screened and the screening shall match the building in terms of material and color. Noise levels from the equipment shall not exceed what is permitted by Section 16.20.025 of -AOD (1) HEATING &
COOLING SYSTEM

& CS) EXHAUST FANS
(1) HOD & ILLUE DESCRIPTION OF WORK: the Town Code. I certify that I have read this application and state that the above Information is correct. I agree to comply with all town and county ordinances and state laws relating to building construction, and hereby authorize representatives of this Town to enter upon the property for inspection purposes. Val Elen 011. 9/3/02

TOWN OF LOS GATOS COMMUNITY DEVELOPMENT DEPARTMENT ELECTRICAL PERMIT

Permit Number: 202-000718 Work Description: INTERIOR REMODEL 4,092 af. REPLACE WINDOWS; CONVERT 288SF BASEMENT TO HABITABLE; UPGRADE TO 200 AMPS ADD SUB PANEL Building Address: 134 HERNANDEZ AV LG Status: Issued: 11/14/2002 Applied: 11/14/2002 Expired: 05/13/2003 Approved: 11/14/2002 Phone: SEDGWICK GRANT; ROBIN J OWNER Licensé: 11/14/2002 Phone: CONTRACTOR LAUGESEN ELECTRIC INC. License: - Square Footage - -Remodel: Corrercial: New Residence: Tot Fee Description Building Plan Check Fees 119.25 Electical Permit Fees 507.00 Total Calculated Fees: \$626.25 Total Additional Fees: \$0.00 \$626.25 Total Fees Due: Total Payments: \$0.00 \$626.25 Balance Due: LICENSED CONTRACTOR'S DECLARATION I hereby string under peopley of perjusy that I am licensed under provisions of charter 3 of division I of the susiness and profession Code, and my license is in full force and effect.

Signature X Signature X

COMPLETE A of

WORKER'S COMPLETE A of

WORKER'S COMPLETE A of

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WORKER'S COMPLETE A of

WORKER'S COMPLETE A of

A) I hereby affire under gradity of perjuty I have and will maintain workers' empensation insurance, as required
by Section 2000 of the Loor Code, for the performance of the work for which this permit is issued.

Signature X

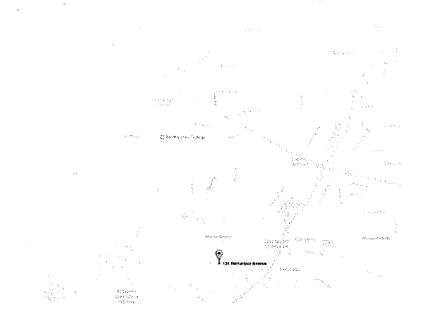
CERTIFICATE OF FROM WORKER'S CONFENSATION INSUPACE

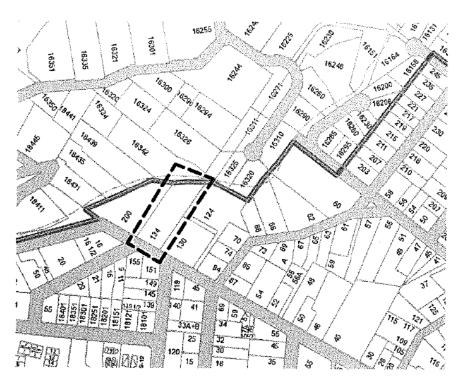
B) I certify that, I the performance of the work for which this permit is issued. I thall not employ any joint in any manner so any to become subject to the workers' compensation laws of California, and after that, if I smull become subject to the worker's compensation laws of California, and after that, if I smull become subject to the worker's compensation of Section 3710 of the labor Code. I shall forthauth comply with those provisions. with those provisions. MARNING: FAILURE TO SECURE MORKER'S COMMENSATION COVERSE IS UNLAMBUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO \$100,000, IN AUDITICS TO THE COST OF COMPENSATION. PAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE. CERTIFICATION OF OWNER/BUILDER DECLARATION I hereby affirm under penalty of perjuty that I, as owner of the property, have real thas application and the owner/builder information form attached is correct. I agree to comply with all Town ordinances and State laws relating to building construction, and hereby authorize representatives of this Tom to enter upon the above rentioned property for inspections.
Signature X 1. Signs are regulated. See Planning Dept. for requirements Outdoor lights are regulated against shining on other properties, shoestring lighting is not

permitted.

TOWN OF LOS GATOS

BUILD NO DEPARTMENT * PHONE 354-8661 FAX (408) 354-7593 INSPECTION REQUESTS PHONE 354-5877 E02-7118 Historic - Pre-1941 vani 134 Hernander, De. 300 150 GHTS, SWITCHES, GUTLETS 2 00 EA Communical Buildings Parking Structure RESIDENTIAL APPLIANCES: COOK TOP, OVEN PANCE DISPOSALS. CLOTHES DRYER OR OTHER WOTOR Concalcater Ažached Garage or Eelached Garage OPERATED APPLIANCE NOT EXCEEDING ONE HORSEPOWER PROPERTYCHNIA 8 48 8 00 EA Nonresidential appliances vedical & dental devices, food & streamse cashete, langay Machines, denoths fountains or other streams coupyent, note see VAL ADGRESS 24 7 00 EA SELOW FOR OTHER EQUIPMENT POWER APPARTUS: GENERATORS, TRANSFORMERS, A/G, HEAT PUNKS, MUCHG EQUIPMENT 19 10 10 KY 13 00 EA Ton Dolge OVER 10 KV, AND NOT OVER 60 KV 20 00 EA OVER BOXY, AND NOT OVER 100 XY 40 00 EA OVER 100 KY KI OO EA MOTORS: \$ 00 EA 26 אלו פוף. 13 60 EA PIONE 20,00 EA MUST SHOW CURRENT P 10 65 PP 43 00 EA UCENSE EXP.RE CA'E WORKER'S COYP OVER SS HP 80 00 EA PHONE (REQUIRED) TRANSFORMERS: 11 00 EA PTOEKYA 13 00 EA MAL ADDRESS P TO 19 KVA 29 DO EA P 10 50 K/A 34 00 EA OVER BO KVA 50 00 EA CENAYS (FER 130 FT) 4 30 EA SERVICE EQUIPMENT: DESCRIPTION OF WORK 00 CAVES OR LESS 60 00 EA Periodel w/ pard charge 61 TO 999 AMES 72 00 E4 25 SUB FANGLS 25 00 EA ENP POWER FOLE 50 20 EA Information is correct, Lagree to comply with all town and county AVATESNING 19 FOOL 43 00 EA ordinances and state faws relating to building construction, and hereby authorize representatives of this Town to enter upon the JOSE SATYVANO POOL 75 00 EA property for inspection purposes, PAS OR SAUNAS 25 00 E.A LLUW VATEO BISKS 40 00 EA POTOVOLTAIC BYBIEN (KES 47 00 EA Signed CLAR SYSTEMS 47 00 EA EW RES-DENTIAL BLOGS 10 92 FT 1. SIGNS ARE REGULATED, SEE PLANNING DEPT. ermit issuance 30 00 2 OUTDOOR LIGHTS ARE REQULATED AGAINST SHINING ON DOITIONS TO FERMIT OTHER PROPERTIES, SHOESTRING LIGHTING NOT PERMITTED. TOTALFEES





ARCHITECTURAL SHEETS

A0.1	Cover
A1.0	PLAN
A1.1	MEP PLAN
A2.0	ELEVATION
A2.1	ELEVATION

ART STUDIO RENOVATION

APN: 510-21-002

PROJECT DESCRIPTION:

1. DETACHED ART STUDIO INTERIOR REMODEL

2. REPLACE THE EXTERIOR WOOD SIDING TO
STUCCO TO MATCH THE EXISTING STUCCO
COLOR.

OWNER:

134 HERNANDEZ AVE., LOS GATOS, CA 95030 EMAIL:

DESIGNER: PIKE XINXIN NONG 450 GONZALEZ DR., SAN FRANCISCO, CA 94132 PHONE: 5105900578 EMAIL: PIKENONG@GMAIL.COM 1. VERIFICATION OF REPLACEMENT OF ALL EXISTING TO REMAIN NON-COMPLAINT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES AS SPECIFIED IN CIVIL CODE SECTION 1101.1-1101.8, SHALL BE PROVIDED TO THE TWON BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. THIS REQUIREMENT APPLIES TO ALL EXISTING TO REMAIN PLUMNING FIXTURES LOCATED WITHIN THE STRUCTURE UNDER THE SCOPE OF THIS PERMIT.

2. BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE WHICH INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.

3. ANNULAR SPACES AROUND PIPES, ELECTRIC

CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS.

4. DOCUMENTATION SHALL BE RPOVIDED, PRIOR TO FIRST INSPECTION, CONFIRMING COMPLIANCE TO THE WASTE MANAGEMENT PLAN PROVIDED TO THE JURISDICTION.

5.AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1 SHALL BE PLACED IN THE BUIDING.

ACCEPTABLE METHODS AT THE SUIDING.

6. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS AT THE TIME OR ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. CGBSC SECTION 4.504.1

7. ALL ADHESIVES, SELANTS, CAULKS, PAINTS.
COATINGS, AND AEROSOL PAINT CONTAINERS MUST
REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE
BUIDING INSPECTOR.

8. PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL, CONTRACTOR OR THE OWNER/BUILDING MUST BE PROVIDED TO THE TOWN OF LOS GATOS BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL COATINGS, CARPET SYSTEMS, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504

9. PRIOR TO ENCLOSING THE WALL AND FLOOR

9. PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT. LOT AREA: 43,583 S.F. EXISTING FLOOR AREA: 445 S.F. TOTAL REMODEL AREA: 445 S.F.

CONSTRCTION TYPE: VB OCCUPANCY GROUP; R-3 ZONING: R-1:12 FLOOD ZONE: D

AREA LIST: SITE AREA: 43,583 S.F.

GROSS FLOOR AREA: ART STUDIO: 500 S.F. MAIN HOUSE: 3367 S.F. GARAGE: 464 S.F. TOTAL: 4331 S.F.

FAR: 4331/43583 = 10%

APPLICABLE CODES:
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN CODE
2016 CALIFORNIA GREEN CODE

COMMUNITY DEVELOPMEN PLANNING DIVISION APPROVED

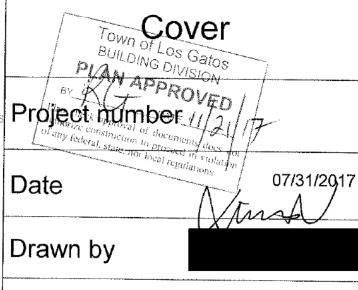
THESE PLANS HAVE BEEN APPROVED AS SHOWN, ANY MODIFICATION TO WHAT HAS BEEN PROPOSED OR TO WHAT IS SHOWN A EXISTING MAY REQUIRE A SEPARATE



PROJECT:

ART STUDIO REMODEL 134 Hernandez Ave., Los Gatos, CA 95030

134 HERNANDEZ AVE

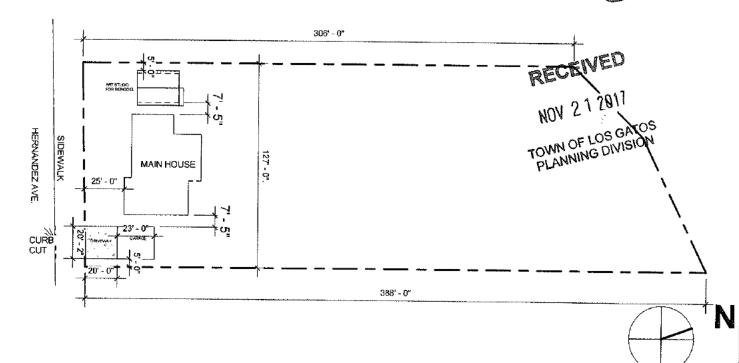


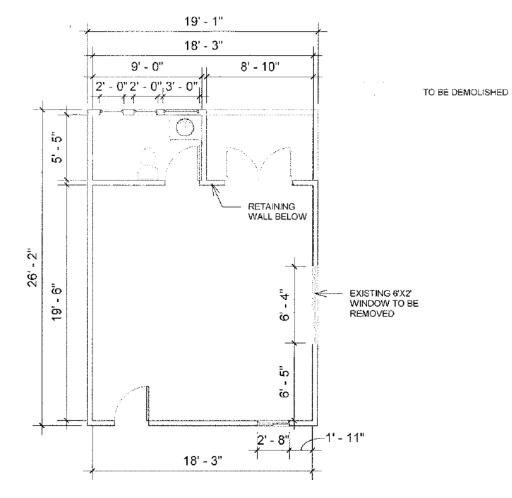
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Scale

1" = 60'-0"

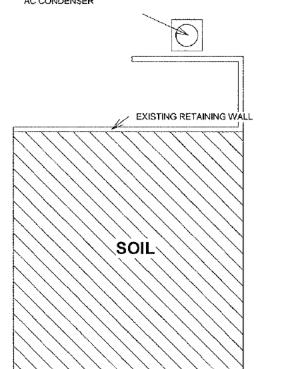


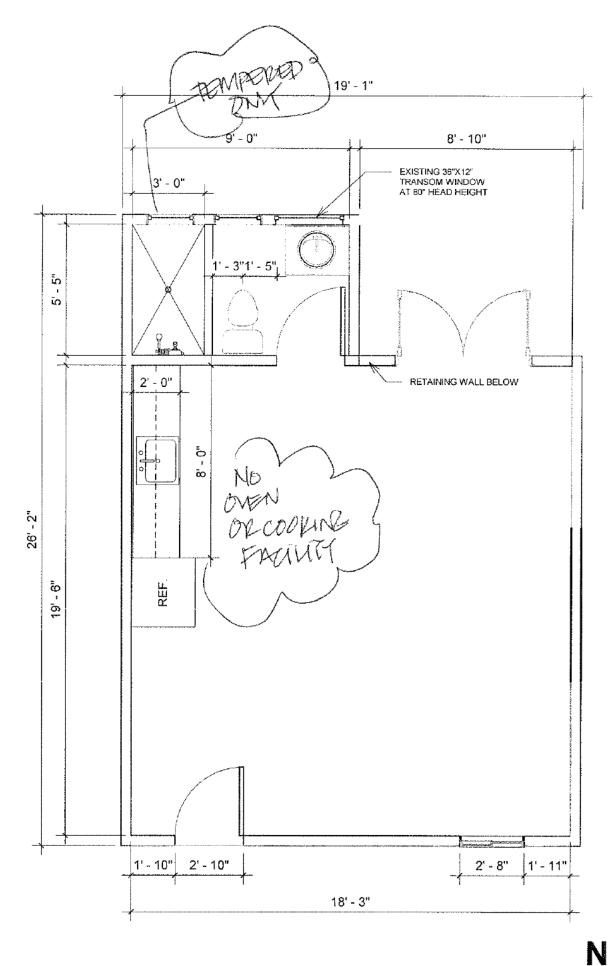


3 EXISTING MAIN FLOOR PLAN

1/8" = 1'-0"

AC CONDENSER





PROPOSED MAIN FLOOR PLAN 1/4" = 1'-0"

NOV 21 2017

PROJECT:

ART STUDIO REMODEL 134 Hernandez Ave., Los Gatos, CA 95030

134 HERNANDEZ **AVE**

PLAN

Project number

Date OF LOS SATOS

07/31/2017

Drawn by

Checked by

COMMUNIT PLANN

SHOWN, A BEEN PROP EXISTING M APPROVAL

Scale

As indicated

PROPOSED CRAWL SPACE PLAN

MEP LEGEND

⊕ AFCI

- OUTLET (ARC-FAULT CIRCUIT-INTERRUPTER)

- OUTLET (GROUND FAULT CIRCUIT INTERUPTER)

- FAN

- CEILING MOUNTED LIGHT FIXTURE

- RECESSED LIGHT FIXTURE

- SWITCH

- VACANCY SENSING SWITCH

⇔ DIM

- DIMMER SWITCH

SMOKE DETECTOR AND CARBON DIOXIDE DETECTOR

NOTE:

- 1. NO PLUMBING CHANGES FROM THE EXISTING CONDITION.
- 2. ALL THE OUTLETS ARE LESS THAN 6' APART; **OUTLETS OVER THE COUNTER ARE LESS THAN 4'** APART.
- 3. NO HVAC SYSTEM CHANGES FROM THE EXISTING CONDITION (SPLIT UNIT AS EXISTING).
- 4. ALL THE FIXTURES NEED TO COMPLY THE LISTED MAXIMUM ALLOWED REDUCED FLOW RATES REQUIREMENT, OTHERWISE THEY NEED TO BE REPLACED WITH THE ONES COMPLYING THE CODE:
- 1) 1.6 GALLONS PER FLUSH FOR TOILETS;
- 2) 2.5 GPM FOR SHOWERHEAD;
- 3) 2.2 GPM FOR ANY INTERIOR FAUCETS.
- 5. ALL 15-AMP AND 20-AMP RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
- 6. ALL LIGHTING SHOULD BE HIGH EFFICACY FIXTURES. OPTIONS ARE PIN-BASED CFL, HPS, GU-24 SOCKETS ETC.
- 7. SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS, WHICH MUST BE MARKED AS "JA8-2016" OR "JA8-2016-E"

⊕ GFC GFCI 0 **GFCI** ⊕ AFCI GFCI AFCI AFCI ⊕ AFCI ₽ P ΑFC ⊈DIM.

PROPOSED MEP PLAN 1/4" = 1'-0"

ELECTRICAL

SUB PANEL



PROJECT:

ART STUDIO REMODEL 134 Hernandez Ave., Los Gatos, CA 95030

134 HERNANDEZ **AVE**

MEP PLAN

PLAN REVIEW APPROVAL

Project number

Date

07/31/2017

Drawn by

TOWN OF LOS GATOS TOWN OF LOS GATOS PLANNING DIVISION

Checked by

EVELOPMENT PLANNING DIVISION OVED

COMMUNI

THESE PLANS!

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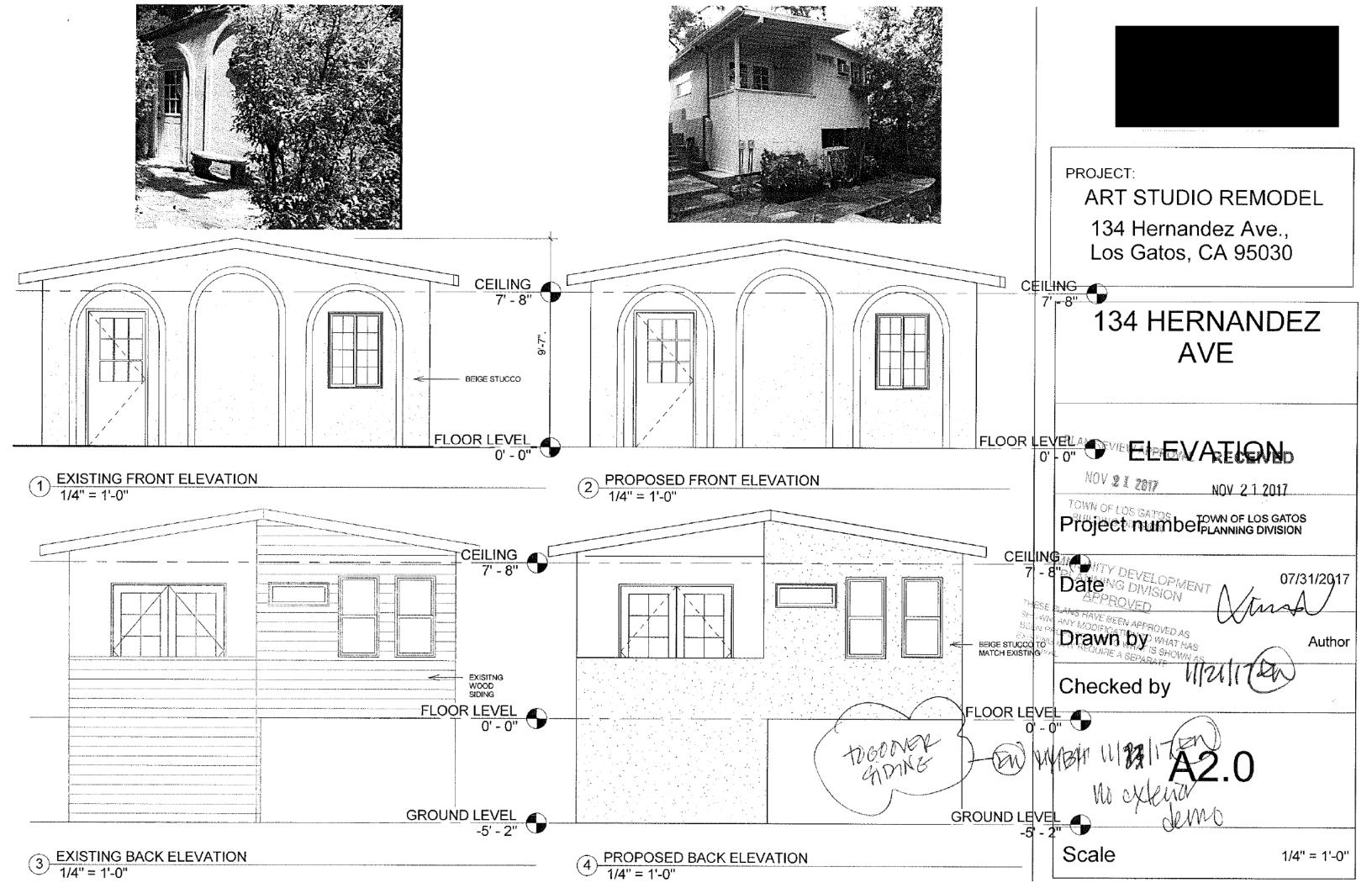
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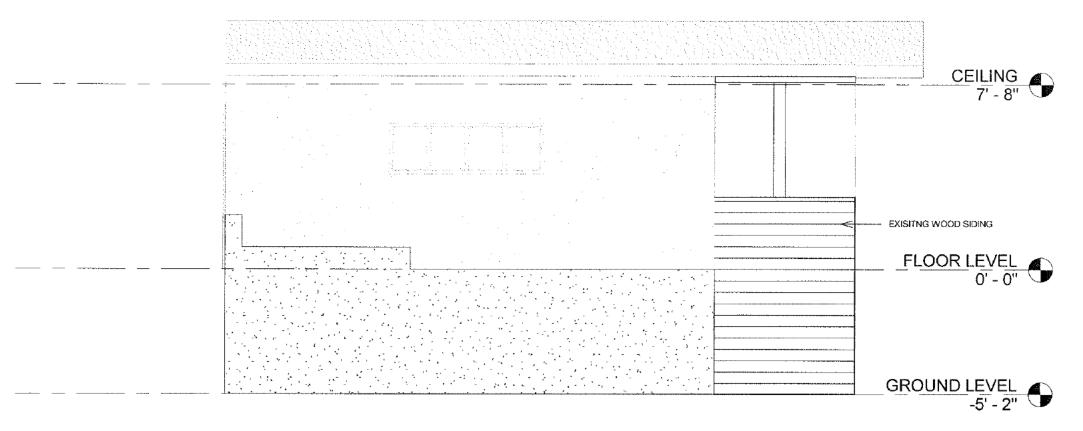
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EEN APPROVED AS SHOWN, ANY MODIFICATION TO WHAT HAS

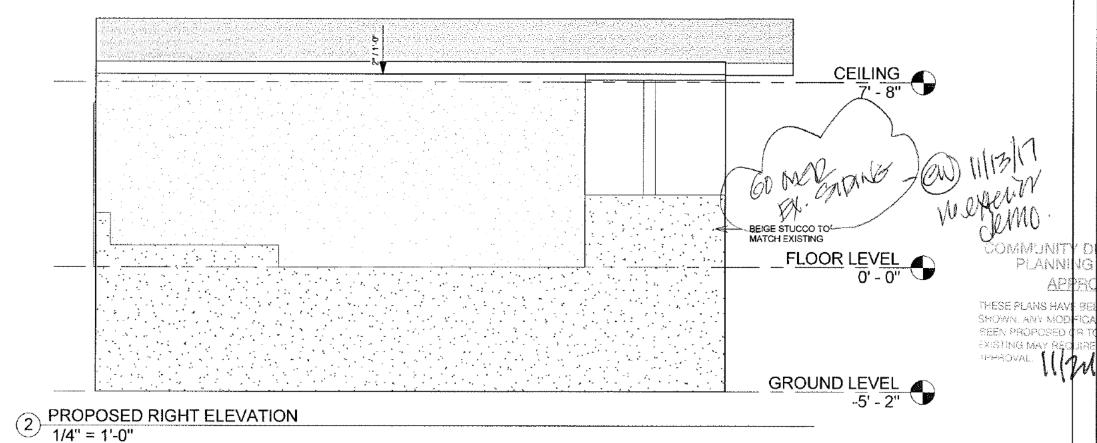
Scale

1/4" = 1'-0"





EXISTING RIGHT ELEVATION 1/4" = 1'-0"





PROJECT:

ART STUDIO REMODEL 134 Hernandez Ave., Los Gatos, CA 95030

134 HERNANDEZ **AVE**

ELEVATION

Project number

Date

07/31/2017

Drawn by

RECEIVED Author

Checked by

NOV 2 1 2017

VG DIVISION

TOWN OF LOS GATOS
PLANNING DIVISION

VED

THESE PLANS HAVE BEEN APPROVED AS SHOWN, ANY MODIFICATION TO WHAT HAS

A2.1

Scale

1/4" = 1'-0"







(Email: Building@LosGatosCA.gov)

Town Project Planner's Name: _____

*PROJECT ADDRESS 174 Hernand	lez Ave		*AP	N# 510710	08
***************************************	*PHONE - REQU	IRED	E-M	IAIL	
*CTOCCT #DDDCCC	*CITY STATE 71	D	FAX		
APPLICANT NAME	PHONE		E-M	AIL	
STREET ADDRESS	CITY STATE 7IP		FAX		i.
TENANT CONTACT NAME	PHONE		E-M	AIL	
**BUSINESS NAME Mary in davis construct	ion inc		CON	NTACT FAX	
BLISINESS ADDRESS CITY STATE 719	10-1, 1110.				
*CONTACT: OWNER H.O.A. TENA	NT CONTRACTO	R PERMIT SERVICE	E □ ARCHI	TECT DESIGNER	☐ ENGINEER
*CONTRACTOR NAME Marvin Da		PHONE		LICENSE TYP	
	ATE LICENSE EXPIR	RES	OWN BUSINI	ESS LICENSE #	
*DESCRIPTION OF WORK	el Kitchen	add ba	(shalt	10 wire	10
code, cabinets	+ counts	1 tops	3,000		
1					
*CONSTRUCTION VALUATION (Per Struct	ure):#50,00	00			
*AREA OF REMODEL SPACE: 523	S.F.	*NEW OR RELOCAT	ED PLUMBIN	NG FIXTURES: (Ÿ)	N
**EXISTING USE(S) Kitchen		**PROPOSED USE(S	1 KAU	en	
**OCCUPANCY(S):	**CONSTRUCTION	N TYPE: 🗸	HISTORIC	DISTRICT OR PRE-	1941? Y N
	RD AREA: Y (N)	**HAZARDOUS N		Y N *SEPTIC	or SEWERX
		TION FOR ALL APPLICA OMMERCIAL APPLICATI			
		EXISTING		PROPOSED	
First Floor		No chang	S.F.		S.F.
Second Floor		No change			S.F.
Third Floor/Attic - Habitable? Y N		1	S.F		S.F
Basement/Cellar - Habitable? Y N			S.F.		S.F.
Garage – Attached □ Detached □			S.F.		S.F.
Pool House/Cabana ☐ Pool/Spa ☐			S.F.		S.F.
Porch □ Deck □ Retaining Wall □			S.F./L.F.		S.F.

REROOF - RESIDENTIAL AND COMMERCIAL

TEAR-OFF: SHAKE □ COMP □ WOOD SHINGLES □ TILE □ B.U.R. □	# of SQUARES PER	COOL ROOF Y N
NEW: SHAKE □ COMP □ WOOD SHINGLES □ TILE □ B.U.R. □	STRUCTURE	ICC ES/ESR #
CONSTRUCTION VALUATION (PER STRUCTURE): /	/	CLASS A C

Please complete Electrical, Mechanical, and Plumbing details on reverse side

N:\DEV\FORMS\BUILDING\BLDGAPPLICATION

Rev 6/12/19

UNIT DESCRIPTION	NO. OF	UNIT FEE
LIGHTS, SWITCHES, OUTLETS	5	\$2.00 EA
RESIDENTIAL APPLIANCES/NEW CIRCUITS: COOK TOP, OVEN, RANGE, DISPOSALS, CLOTHES DRYER OR OTHER MOTOR	6	
OPERATED APPLIANCE NOT EXCEEDING ONE HORSEPOWER		\$6.00 EA
NONDECIDENTIAL ADDITANCES (NEW CIDCUITS.		
MONRESIDENTIAL APPLIANCES/NEW CIRCUITS: MEDICAL & DENTAL DEVICES, FOOD & BEVERAGE CABINETS, LAUNDRY	2/0	
MACHINES, DRINKING FOUNTAINS OR OTHER SIMILAR EQUIPMENT. NOTE: SEE BELOW FOR OTHER EQUIPMENT	17/1	******
DOWER ARRADATUS.		\$8.00 EA
POWER APPARATUS: GENERATORS, TRANSFORMERS, A/C, HEAT PUMPS, BAKING EQUIPMENT:		
UP TO 10 KV		\$16.00 EA
OVER 10 KV, AND NOT OVER 50 KV		\$32.00 EA
OVER 50 KV, AND NOT OVER 100 KV		\$63.00 EA
OVER 100 KV		\$84.00 EA
MOTORS:		
UP TO 10 HP		\$16.00 EA
UP TO 25 HP		\$32.00 EA
UP TO 55 HP		\$63.00 EA
OVER 55 HP		\$92.00 EA
TRANSFORMERS:		
UP TO 5 KVA		\$16.00 EA
UP TO 10 KVA		\$32.00 EA
UP TO SO KVA		\$53.00 EA
OVER 50 KVA		\$77.00 EA
BUSWAYS (PER 100 FT) CONDUITS		\$8.00 EA
SERVICE EQUIPMENT:		
200 AMPS OR LESS		\$78.00 EA
201 TO 999 AMPS		\$108.00 EA
SUB-PANELS / DISCONNECTS		\$38.00 EA
TEMP POWER POLE		\$78.00 EA
TEMP DISTRIBUTION & LIGHTING		\$38.00 EA
PRIVATE SWIMMING POOL		\$63.00 EA
PUBLIC SWIMMING POOL		\$114.00 EA
SPAS OR SAUNAS		\$38.00 EA
ILLUMINATED SIGNS		\$101.00 EA
SOLAR SYSTEM OR PHOTOVOLTAIC SYSTEM		\$90.00 EA

Permit Service Fees for EACH Permit

COMPUTER SURCHARGE: 4% OF TOTAL ITEMS
MICROFILM: \$1.25 PER PAGE
PLAN CHECK FEE: 25% OF Electrical, Mechanical & Plumb
echanical & Plumb

UNIT FEE	NO. OF ITEMS	AMOUNT
INSTALLATION, REPAIR OR ALTERATION OF HEATING UNIT,		
A/C, BOILER, COMPRESSOR, OR AIR HANDLER		\$38.00 EA
DUCT REPAIR OR ALTERATION	4	\$11.00 EA
FIREPLACE APPLIANCE		\$32.00 EA
VENTILATING FAN		\$11.00 EA
HOOD, RESIDENTIAL	1	\$32.00 EA
HOOD, COMMERCIAL		\$114.00 EA
FLUE OR VENT NOT INCLUDED WITH THE INSTALLATION OF AN APPLIANCE		\$11.00 EA
NEW OR REPAIR OF GAS SYSTEM		\$70.00 EA SYS
ADDITIONAL GAS OUTLET		\$23.00 EA
EVAPORATIVE COOLER		\$32.00 EA

Application for Plumbing Permit P -

UNIT FEE	NO. OF	AMOUNT
ACH PLUMBING FIXTURE OR TRAP OR SET OF FIXTURES ON ONE TRAP	2	\$11.00 EA
EWER CLEANOUT AND/OR BACKFLOW DEVICE		\$11.00 EA
PRAINAGE, SEWER SYSTEM		\$38.00 EA SYS
VATER HEATER/WATER SOFTNER		\$32.00 EA
DDITIONAL GAS OUTLET		\$24.00 EA
IEW OR REPAIR OF GAS PIPING SYSTEM		\$70.00 EA SYS
ESIDENTIAL WATER REPIPING		\$114.00 EA
VATER MAIN SYSTEM REPAIR OR EPLACEMENT		\$24.00 EA
AINWATER SYSTEMS – PER DRAIN (INSIDE UILDING)		\$11.00 EA
ACH GREASE INTERCEPTOR (772 GALLON APACITY)		\$78.00 EA
GREASE TRAP (1-4 FIXTURES)		\$44.00 EA
JECTOR/SUMP PUMP		\$38.00 EA
EPTIC SYSTEM ABATEMENT		\$114.00 EA
RIVATE SWIMMING POOL		\$92.00 EA
UBLIC SWIMMING POOL		\$138.00 EA
AWN SPRINKLER SYSTEM ON ONE METER		\$38.00 EA SYS
ACUUM BREAKER/HOSE BIB		\$11.00 EA
ADIANT FLOOR HEATING SYSTEM		\$114.00 EA

Other Fees for EACH Permit

NEW COMMERCIAL BUILDING:	SQ. FT. X \$0.08 =	
NEW RESIDENTIAL BUILDINGS:	SQ. FT. X \$0.11 =	