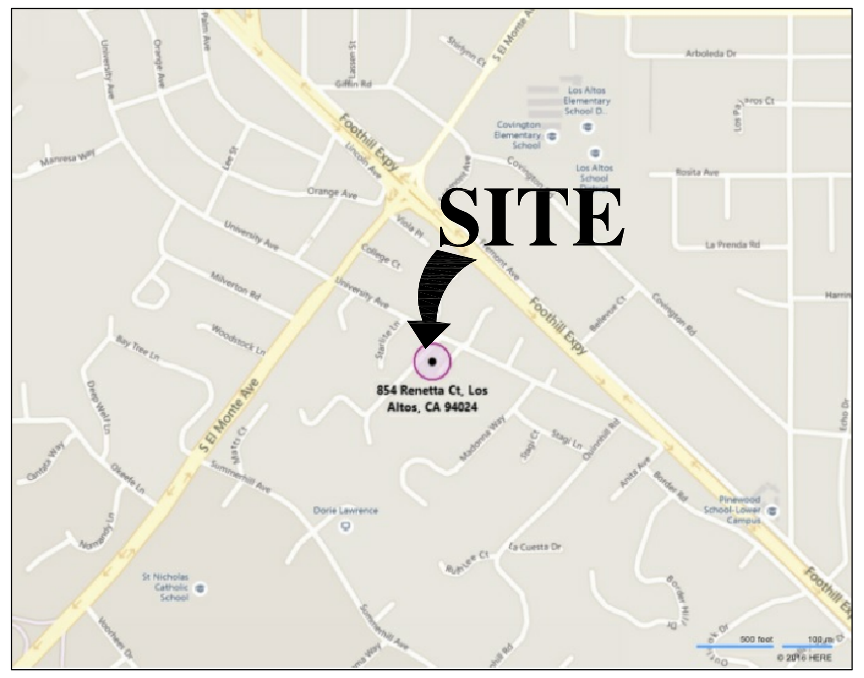
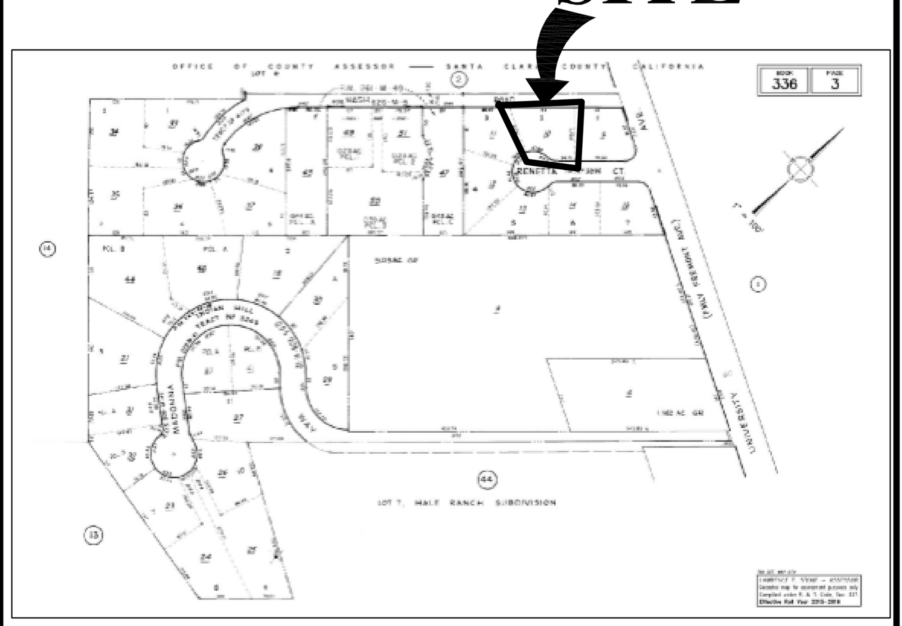
LOCATION MAP



PARCEL MAP



CODE COMPLIANCE

APPLICABLE CODES WITH CITY OF ? AMENDMENTS
2013 CALIFORNIA ADMINISTRATIVE CODE, CAC (PART 1 OF TITLE 24)
2013 CALIFORNIA BUILDING CODE, CBC (PART 2 OF TITLE 24) 2012 IBC
2013 CALIFORNIA RESIDENTIAL BUILDING CODE, CRBC (PART 2 OF TITLE 24) 2012 IRC
2013 CALIFORNIA ELECTRICAL CODE, CEC (PART 3 OF TITLE 24) 2011 NEC
2013 CALIFORNIA MECHANICAL CODE, CMC (PART 4 OF TITLE 24) 2012 UMC
2013 CALIFORNIA PLUMBING CODE, CPC (PART 5 OF TITLE 24) 2012 UPC
2013 CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24)
2013 CALIFORNIA FIRE CODE, CFC (PART 9 OF TITLE 24) 2012 IFC
2013 CALIFORNIA GREEN BUILDING STANDARDS (PART 11 TITLE 24)
2013 CALIFORNIA REFERENCED STANDARDS (PART 12 TITLE 24)

ABBREVIATIONS

AB	ABOVE
A.F.F.	ABOVE FINISH FLOOR
A.P.	ACCESS PANEL
ACOUS	ACOUSTICAL
ADH	ADHESIVE
ADJ	ADJUSTABLE
AGG	AGGREGATE
ALUM	ALUMINUM
A/B or A.B.	ANCHOR BOLT
&	AND
∠	ANGLE
APPROX	APPROXIMATE
ASPH	ASPHALT
@	AT
BM	BEAM
BEL	BELOW
B.F.F.	BELOW FINISH FLOOR
B.M.	BENCH MARK
BTWN	BETWEEN
BLK	BLOCK
BLK'G	BLOCKING
BD	BOARD
B.S.	BOTH SIDES
BOT	BOTTOM
B/L	BOUNDARY LINE
BRK	BRICK
CAB	CABINET
CRPT	CARPET
C.I.	CAST IRON
CLK	CAULK
CLK'G	CAULKING
CLG	CEILING
C.J.	CEILING JOIST
CEM	CEMENT
C/L	CENTER LINE
CER	CERAMIC
CLR	CLEAR
COL	COLUMN
COMP	COMPACT or COMPACTOR
CONC	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONN/	CONNECT or CONNECTION
CONST	CONSTRUCT or CONSTRUCTION
CONT	CONTINUOUS
CNTR	COUNTER
° or DEG	DEGREES
Δ	DELTA
DEMO	DEMOLISH
DIAG	DIAGONAL
ø or DIA	DIAMETER
D/W	DISHWASHER
DISP	DISPENSER
DBL	DOUBLE
DF	DOUGLAS FUR
DR	DOOR
DN	DOWN
D.S.	DOWN SPOUT
DWR	DRAWER
EA	EACH
E.W.	EACH WAY
ELECT	ELECTRICAL
EL	ELEVATION
ENCL	ENCLOSURE
EQ or =	EQUAL
EQIP	EQUIPMENT
EXH	EXHAUST
(E) or EXIST	EXISTING
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
FIN	FINISH
FPL	FIREPLACE
FLASH	FLASHING
FLX	FLEXIBLE
FL	FLOOR
F.J.	FLOOR JOIST
FLOUR	FLUORESCENT
FTG	FOOTING
FDN	FOUNDATION
FURR	FURRING
FUT	FUTURE
GALV	GALVANIZED
GA	GAUGE
GIR	GIRDER
GL	GLASS or GLAZING
G.B.	GRAB BAR
G.I.	GRAB IRON
GR	GRADE or GROUND
GYP	GYPSUM
HBD	HARD BOARD
HWD	HARDWARE
HDR	HEADER
H.D.	HEAVY DUTY
HOR	HORIZONTAL
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
JST	JOIST
LAM	LAMINATE
LT	LIGHT
LVR	LOUVER
MFG	MANUFACTURER
MAS	MASONRY
MECH	MECHANICAL
M.C.	MEDICINE CABINET
MEMB	MEMBRANE
MTL	METAL
MIN	MINIMUM
MIN	MINITE
MIR	MIRROR
M/L	MONUMENT LINE
MNT	MOUNT or MOUNTED
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
# or No	NUMBER
O/C or O.C.	ON CENTER
OPN'G	OPENING
OPP	OPPOSITE
O/	OVER
PNT	PAINT
PNL	PANEL
PNL'G	PANELING'
PAR	PARALLEL
P.B.	PARTICLE BOARD
d	PENNY
PER	PERPENDICULAR
PLAS	PLASTER
P	PLASTIC
PL	PLATE
PLYD	PLYWOOD
PRCST	PRE-CAST
PREFAB	PREFABRICATE
PT	PRESSURE TREATED
P/L	PROPERTY LINE
QT	QUART
R	RADIUS
RDWD	REDWOOD
REINF	REINFORCE
RELOC	RELOCATE
REMO	REMOVE
REQD	REQUIRED
RESIL	RESILIENT
R.O.	ROUGH OPENING
RI	RISER
SLR	SEALER
SEC	SECANTS
S.S.D.	SEE STRUCT DWG'S
SHEATH	SHEATHING
SH	SHELF
SHR	SHOWER
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
S.F.	SQUARE FOOT
S.I.	SQUARE INCH
S.Y.	SQUARE YARD
S/STL	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURE
S.B.O.	SUPPLIED BY OWNER
SUSP	SUSPENDED
SYM	SYMMETRICAL
TEMP	TEMPERED
THRU	THROUGH
T.P.D.	TOILET PAPER DISPENSER
T&G	TONGUE & GROOVE
T.O.S.	TOP OF SURFACE
T/B	TOWEL BAR
TR	TREAD
TYP	TYPICAL
UNF	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
VERT	VERTICAL
V.G.	VERTICAL GRAIN
WSCT	WAINSCOT
W.P.	WATER PROOF
W.R.	WATER RESISTANT
WDW	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD
W.I/	WROUGHT IRON

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	3,091.01 square feet (30.30%)	3,007.04 square feet (29.48%)	3,060.60 square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 3,018.58 sq ft; 2nd Flr: 0 sq ft; **Total: 3,018.58 sq ft** (29.59%)	1st Flr: 3,007.04 sq ft; 2nd Flr: 556.74 sq ft; **Total: 3,563.78 sq ft** (34.93%)	3,570.70 square feet (35 %)
SETBACKS: Front / Rear / Right side (1st/2nd) / Left side (1st/2nd)	18.33 feet / 26.25 feet / 10 feet/17.5 feet / 9.83 feet/17.5 feet	32 feet / 34.25 feet / 10 feet/30.83 feet / 9.83 feet/36.5 feet	25 feet / 24.67 feet / 10 feet/17.5 feet / 10 feet/17.5 feet
HEIGHT:	16.58 feet	23.58 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	2,482.08 square feet	556.74 square feet	3,038.82 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	524.86 square feet	0 square feet	524.86 square feet

LOT CALCULATIONS

NET LOT AREA:	10,202 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	810 square feet (34.2%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 5342 sq ft; Existing softscape (undisturbed) area: 4848 sq ft; New softscape (new or replaced landscaping) area: 12 sq ft; *Sum of all three should equal the site's net lot area*

WHIPPLE RESIDENCE ADDITION/REMODEL

854 RENETTA COURT

SHEET INDEX

GENERAL:

O.1 COVER SHEET
O.2 ARBORIST REPORT
O.3 NEIGHBORHOOD CONTEXT MAP △1

SURVEY:

TOPOGRAPHIC MAP

ARCHITECTURAL:

A1 FLOOR AREA CALCULATIONS
A2a EXISTING SITE PLAN
A2b NEW SITE PLAN
A3a EXISTING FLOOR (DEMO) PLAN
A3b EXISTING ELEVATIONS
A3c EXISTING ELEVATIONS
A4a NEW 1st STORY FLOOR PLAN
A4b NEW 2nd STORY FLOOR PLAN
A5 ROOF PLAN
A6a NEW ELEVATIONS
A6b NEW ELEVATIONS
A7 CROSS SECTIONS
A8 ARCHITECTURAL DETAILS △1

GENERAL NOTES

FERNANDEZ DESIGNS & BUILDERS INC. IS NOT RESPONSIBLE FOR THE DESIGN, COORDINATION OF IMPLEMENTATION OF ANY WORK PERFORMED BY CONSULTANTS INCLUDING, BUT NOT LIMITED TO, STRUCTURAL ENGINEERING, SOILS ENGINEERING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, AND/OR TITLE 24 ENERGY COMPLAISANCE.

ALL WORK DONE PURSUANT TO THESE DRAWINGS AND SPECIFICATIONS SHALL COMPLY WITH ALL ORDINANCES AND REGULATIONS WHICH APPLY TO THE WORK AND SHALL IN ANY CASE CONFORM TO THE LATEST EDITIONS OF THE CALIFORNIA CODES (SEE COMPLIANCE) CURRENTLY ENFORCED, AND ALL CITY, COUNTY, STATE AND FEDERAL CODES AS APPLICABLE.

LAYOUT FOR NEW WORK IS LARGELY BASED UPON RELATIONSHIPS TO EXISTING CONDITIONS. ANY QUESTIONS REGARDING THE INTENT RELATED TO THE LAYOUT OF THE NEW WORK SHALL BE BROUGHT TO THE ATTENTION OF FERNANDEZ DESIGNS & BUILDERS INC. PRIOR TO THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR OF RECORD SHALL NOTIFY FERNANDEZ DESIGNS & BUILDERS INC. OF ALL DISCREPANCIES PRIOR TO THE COMMENCEMENT OF ANY WORK.

PREFERENCE SHALL BE GIVEN TO FIGURED/WRITTEN DIMENSIONS ON THE DRAWINGS OVER SCALED MEASUREMENTS. THE PLANS, GENERAL NOTES, AND SPECIFICATIONS ARE INTENDED TO AGREE AND SUPPLEMENT ONE ANOTHER. ANYTHING INDICATED IN/ON ONE AND NOT THE OTHERS SHALL BE EXECUTED AS IN ALL. IN CASES OF DIRECT CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN.

CIVIL, SOILS AND STRUCTURAL ENGINEER'S SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE THE FOLLOWING ARCHITECTURAL SPECIFICATIONS.

FERNANDEZ DESIGNS & BUILDERS INC. RETAINS ALL RIGHTS AND OWNERSHIP OF THE PLANNING AND CONSTRUCTION DOCUMENTS AND SPECIFICATIONS. THESE DOCUMENTS MY NOT BE USED IN WHOLE OR IN PART ON ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF FERNANDEZ DESIGNS & BUILDERS INC.

THE OWNER(S)/DEVELIPER(S)/CLIENT REPRESENTATIVES RESERVES THE RIGHT TO MAKE ALTERATIONS OF THE DESIGN DURING THE COURSE OF CONSTRUCTION AS APPLICABLE. ANY CHANGES SHALL BE APPROVED BY ALL CITY, COUNTRY, STATE, AND FEDERAL AGENCIES AS APPLICABLE. ALL CHANGES SHALL BE DOCUMENTED BY A WRITTEN CHANGE ORDER AND SHALL BE APPROVED BY THE OWNER(S)/DEVELIPER(S)/CLIENT REPRESENTATIVES.

PROJECT TEAM

DESIGNER
Fernandez Designs & Builders Inc.
2188 Ringwood Avenue
San Jose, CA 95131
P. (408) 432-1402
F. (408) 432-1410
E. spenser@fernandez-designs.com

SURVEYOR
Acturus Surveys
2995 Woodside Rd, Ste 400,
Woodside, CA 94062
(650) 387-4996

ARBORIST
James M. McClenahan
McClenahan Consulting, LLC
1 Arastradero Road
Portola Valley, CA 94028-8012
P. (650) 326-8781
F. (650) 854-1267

OWNER INFORMATION

Sandra & Art Whipple
854 Renetta Court
Los Altos, CA 94024
(650) 949-4617

SCOPE OF PROJECT

New 556.74 S.F. Second Story Room Addition composing of a Stair Well, Office, Bedroom, Bathroom and Walk-In Closet.

±557 S.F. of the first story will be repaired as required to allow for the new second story room addition.

Existing ±12 S.F. brick fireplace in the living room will be demolished.

New home will be 3,038.32 S.F. 4 bedroom, 3.5 bath home with a 524.96 S.F. garage.

PROJECT INFORMATION

PROJECT INFORMATION			
Address:			854 Renetta Court
Assessor's Parcel No.			336-03-010
Zoning:			R-1-10
Jurisdiction:			City of Los Altos
Type of Construction:			TYPE V-B, NONSPRINKLERED
Building Occ. Groups:			R-3/U (SINGLE FAMILY RESIDENTIAL)
Number of Stories			2
Floor Area	**Existing**	**Proposed**	**Total S.F.**
1st Story Living Area	2,482.08	0.00	2,482.08
2nd Story Living	0.00	556.74	556.74
Garage	524.96	0.00	524.96
TOTAL	**3,007.04**	**556.74**	**3,563.78**
Note: See Floor Area Calculations on Sheet A1			
Property Setbacks:			
	Required		**Proposed**
1st Story Front	25'-0"		(E) 21'-1"
2nd Story Front	25'-0"		32'-1"
1st Story Left Side	10'-0"		(E) 9'-8"
2nd Story Left Side	17'-6"		30'-10"
1st Story Right Side	10'-0"		(E) 9'-10"
2nd Story Right Side	17'-6"		36'-6"
1st Story Rear	24'-8"		26'-3"
2nd Story Rear	24'-8"		34'-3"
Max. Allowed Building Height:			27'-0"
Existing Building Height:			16'-7"
New Building Height:			0
Lot Area:			10,202
35% Maximum Allowed Floor Area:			3,570.70
Existing Floor Area:			3,018.58 (29.59%)
New Floor Area:			3,563.78 (34.93%)
30% Maximum Allowed Lot Coverage:			3,060.60
Existing Lot Coverage:			3,091.01 (30.29%)
New Lot Coverage:			3,007.04 (29.48%)

FERNANDEZ DESIGNS & BUILDERS INC.
2188 Ringwood Avenue
San Jose, CA 95131
(408) 432-1402
Fax: 432-1410
WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
△1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
△2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

Whipple Residence
854 Renetta Court
Los Altos, CA 94024

COVER SHEET

PROJECT NO. 16015

O.1

© FERNANDEZ DESIGNS & BUILDER'S INC.

ARBORIST REPORT

Submitted To:

Mrs. Sandra Whipple
854 Renetta Court
Los Altos, CA 94024

Project Location:

854 Renetta Court
Los Altos, CA

Submitted By:
McCLENAHAN CONSULTING, LLC
James M. McClenahan
Registered Consulting Arborist #249
American Society of Consulting Arborists
April 14, 2016

©Copyright McCLENAHAN CONSULTING, LLC 2016

McClenahan Consulting, LLC
Arboriculturists Since 1911
1 Arastradero Road, Portola Valley, CA 94028-8012
Telephone (650) 326-8781
Fax (650) 854-1267
www.spmcclenahan.com

April 14, 2016

Mrs. Sandra Whipple
854 Renetta Court
Los Altos, CA 94024

Assignment
As requested, I inspected all site trees 4.0-inches and larger DSH (diameter standard height) to determine species, size, present condition, impact of proposed improvements and provide recommendations for tree preservation.

Background
Most trees are located at site perimeters well beyond improvement work. However, Ash #9 is located at rear of house in proximity to home improvement work.

All trees have been well cared for including tree pruning and sufficient irrigation. Pruning has included endweight reduction pruning, deadwooding and canopy thinning. Foliage indicates uniform size, coloration and crown density indicates normal vigor. Tree structures are sound with no visible signs of decay. Low branching/multi trunked trees have been braced with a cabling system and pruning has reduced risk exposure.

Proposed improvement work will include a modest second story addition, existing chimney removal and reinforcement of existing foundation on northerly side.

Summary
Proposed improvement work will not impact tree environments of perimeter trees and tree protection fencing is not considered necessary.

The Ash #9 will require tree protection fencing be installed at edge of raised planter to enclose entire critical root crown area. Hand excavation to a maximum 30-inch depth is required for all foundation/chimney, demolition and reinforcing work when within 24 feet of trunk. No roots greater than 1-inch in diameter may be severed without prior authorization from Site Arborist.

Prognosis for all trees is considered most favorable.

Methodology
No root crown exploration, climbing or plant tissue analysis was performed as part of this survey.

In determining Tree Condition several factors have been considered which include:

Rate of growth over several seasons;
Structural decays or weaknesses;
Presence of disease or insects; and
Life expectancy.

Tree Description/Observation
#1: Honey locust (*Gleditsia triacanthos*)
12.4" **DSH** (diameter standard height)
Height: 35' **Spread:** 35'
Condition: Fair to Good
Location: Left front
Observation: Tree in process of leafing. No impact to tree environment will result from improvement work.

#2: Paper Bark Tree (*Melaleuca quinquenervia*)
5.9", 8.8", 12.5" **DSH**, multi trunk
Height: 30' **Spread:** 28'
Condition: Fair to Good
Location: Left front
Observation: Foliage is of normal size, coloration and crown density indicates normal vitality. Weak structure is braced with a cabling system. No impact to tree environment will result from improvement work.

#3: Southern magnolia (*Magnolia grandiflora*)
17.4" **DSH**
Height: 30' **Spread:** 35'
Condition: Fair
Location: Frontage
Observation: Foliage is slightly sparse indicating exposure to environmental extremes. A favorable response to fertilizing and Biostimulants is expected. No impact to tree environment will result from improvement work.

#4: Blackwood acacia (*Acacia melanoxylon*)
9.0" **DSH**
Height: 20' **Spread:** 30'
Condition: Good
Location: Right rear
Observation: Foliage is typical of the species and indicates normal tree vitality. Tree structure is sound with no visible signs of decay. No impact to tree environment will result from improvement work.

#5: Blackwood acacia
8.8" **DSH**
Height: 30' **Spread:** 35'
Condition: Good
Location: Right rear
Observation: Foliage is typical of the species and indicates normal tree vitality. Tree structure is sound with no visible signs of decay. No impact to tree environment will result from improvement work.

#6: Blackwood acacia
8.9" **DSH**
Height: 23' **Spread:** 35'
Condition: Good
Location: Right rear
Observation: Foliage is typical of the species and indicates normal tree vitality. Tree structure is sound with no visible signs of decay. No impact to tree environment will result from improvement work.

#7: Blackwood acacia
9.2" **DSH**
Height: 25' **Spread:** 25'
Condition: Good
Location: Right rear
Observation: Foliage is typical of the species and indicates normal tree vitality. Tree structure is sound with no visible signs of decay. No impact to tree environment will result from improvement work.

#8: Blackwood acacia
11.1" **DSH**
Height: 28' **Spread:** 30'
Condition: Good
Location: Right rear
Observation: Foliage is typical of the species and indicates normal tree vitality. Tree structure is sound with no visible signs of decay. No impact to tree environment will result from improvement work.

#9: Shamel ash (*Fraxinus uhdei*)
49.4" **DSH**
Height: 80' **Spread:** 60'
Condition: Good
Location: Rear yard
Observation: Foliage is typical of the species and indicates normal tree vitality. Tree structure is sound with no visible signs of decay. Bifurcation at 12 foot height is not considered a significant structural defect. Critical root crown area is within a 1 foot raised planter no closer than within 5 feet of trunk Proposed demolition of chimney and foundation reinforcement will encroach to within 13 feet of trunk on southeasterly side and will require hand digging when within the Tree Protection Zone established at 24 feet from trunk. No roots greater than 1-inch in diameter may be severed without prior inspection by a qualified arborist. Installation of Tree Protection Fencing shall be located at edge of raised planter and encompass the critical root crown area. Fencing shall be installed per specifications in the Tree Preservation Plan.
Prognosis for continued health is considered most favorable.

#10: California pepper *(Schinus molle)*
13.2" **DSH**
Height: 22' **Spread:** 28'
Condition: Good
Location: Rear fence line
Observation: Foliage is typical of the species and indicates normal tree vitality. Tree structure is sound with no visible signs of decay. No impact to tree environment will result from improvement work.

#11: California pepper
14.5", 8.3" **DSH**, low branching
Height: 25' **Spread:** 32'
Condition: Good
Location: Rear fence line
Observation: Foliage is typical of the species and indicates normal tree vitality. Tree structure is sound with no visible signs of decay. No impact to tree environment will result from improvement work.

#12: Honey locust
14.9" **DSH**
Height: 30' **Spread:** 30'
Condition: Good
Location: Left rear
Observation: Foliage is typical of the species and indicates normal tree vitality. Tree structure is sound with no visible signs of decay. No impact to tree environment will result from improvement work.

Conclusion
Adoption of Preservation Guidelines will adequately protect the Ash during construction and prolong life expectancy.
Fertilization program for the Southern magnolia at frontage should be continued to improve tree vigor.
All other site trees will not be impacted by site work. No additional recommendations are provided for these trees at this time.

TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan
In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than five times the trunk diameter, (i.e. 30" diameter tree x 6=180" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is ***mandatory.***

Barricades
Prior to initiation of construction activity, temporary barricades should be installed around the Ash tree in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the critical root crown area.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. This barricade should remain in place until final inspection of the building permit.

Fertilization
A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for the Southern magnolia.

Such fertilization will serve to stimulate feeder root development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas.

Inception of this fertilizing program is recommended prior to the initiation of construction activity.

Irrigation
A supplemental irrigation program is recommended for the all the trees and should be accomplished at regular three to four week intervals during the period of May 1st through October 31st. Irrigation is to be applied at or about the 'drip line' in an amount sufficient to supply approximately fifteen (15) gallons of water for each inch in trunk diameter.

Irrigation can be provided by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

We thank you for this opportunity to be of assistance in your tree preservation concerns.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

Very truly yours,

McCLENAHAN CONSULTING, LLC

By: **James M. McClenahan**
Registered Consulting Arborist #249
American Society of Consulting Arborists

JMMc: pm

McClenahan Consulting, LLC
Arboriculturists Since 1911
1 Arastradero Road, Portola Valley, CA 94028-8012
Telephone (650) 326-8781
Fax (650) 854-1267
www.spmcclenahan.com

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: James M. McClenahan
Date: April 14, 2016

FERNANDEZ DESIGNS & BUILDERS INC.
2188 Ringwood Avenue
San Jose, CA 95131
(408) 432-1402
Fax: 432-1410
WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

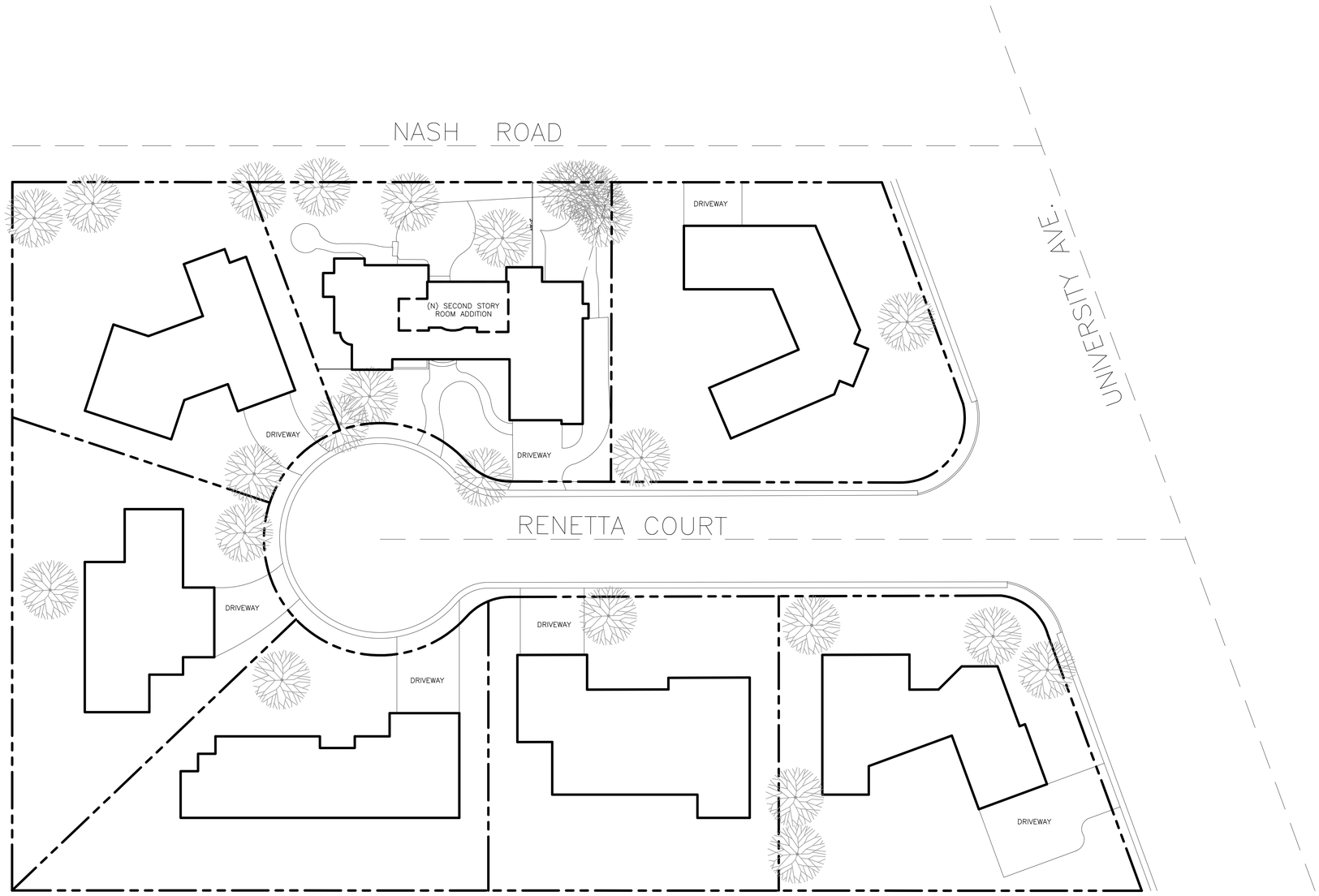
Whipple Residence
854 Renetta Court
Los Altos, CA 94024

ARBORIST REPORT

PROJECT NO. 16015

O.2

© FERNANDEZ DESIGNS & BUILDER'S INC.



NEIGHBORHOOD CONTEXT MAP

1" = 20'-0" 0 40'-0"

TRUE NORTH

SITE LEGEND:

- DENOTES PROPERTY LINES
- DENOTES LINE OF (E)/(N) 1st STORY EXTERIOR WALLS
- DENOTES LINE OF (E)/(N) 2nd STORY EXTERIOR WALLS
- (E)/(N) SECOND STORY
- SIGNIFICANT TREES

FERNANDEZ DESIGNS & BUILDERS INC.

2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

Whipple Residence

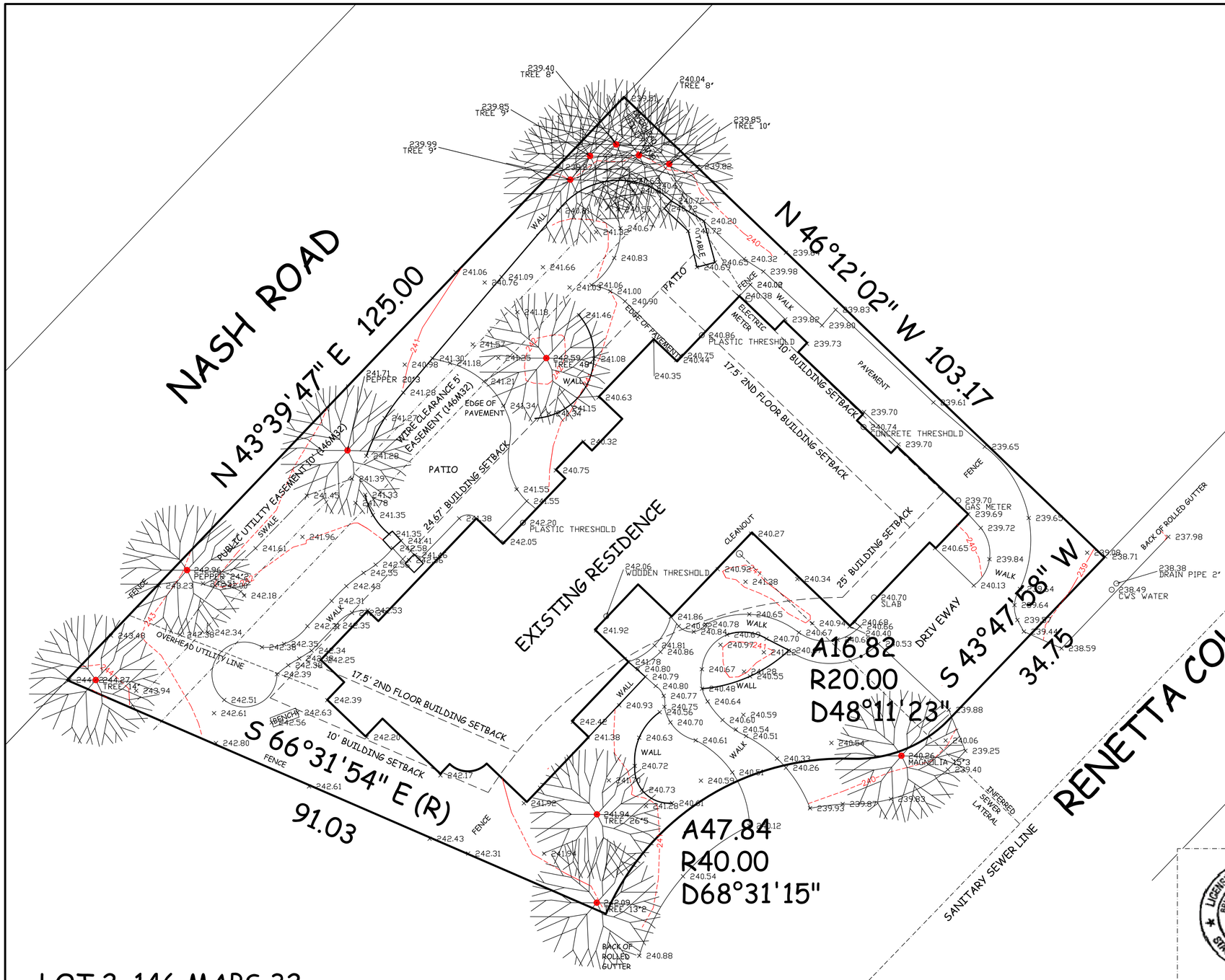
854 Renetta Court
Los Altos, CA 94024

FLOOR AREA CALCULATIONS

PROJECT NO. 16015

O.3

© FERNANDEZ DESIGNS & BUILDER'S INC.



NOTES:

MAP WAS PREPARED AT THE REQUEST OF ARTHUR WHIPPLE AND FIELD WORK WAS COMPLETED ON NOVEMBER 10, 2015.

MEASUREMENTS: SHOWN IN FEET AND DECIMALS THEREOF (XXX.XX). TREE DIMENSIONS, HOWEVER, ARE DIAMETERS IN INCHES--EITHER AT CHEST HEIGHT (OAK 11" = 11" DIAMETER OAK AT CHEST HEIGHT) OR AT THE BASE (OAK 12" 2 = 12" DIAMETER OAK AT BASE [TWO TRUNKS; AN "M" INDICATES MULTIPLE TRUNKS]; AN "L" INDICATES LEANING.

TREES: MULTITRUNK TREES ARE ARE GIVEN AT THE BASE OF THE TREE - SEE DESIGNATIONS ABOVE. SPECIES ARE IDENTIFIED WHEN KNOWN, HOWEVER FINAL DETERMINATION SHOULD BE MADE BY A QUALIFIED BOTANIST. TREE TRUNK DIMENSIONS MAY BE OUT-OF-SCALE FOR DRAFTING EFFECT. CAUTION SHOULD BE USED IN DESIGNING CLOSELY TO TREE TRUNKS - THERE ARE LIMITATIONS ON FIELD ACCURACY, DRAFTING ACCURACY, MEDIUM STRETCH AS WELL AS THE "SPREAD" OR "LEANING" OF TREES. REQUEST ADDITIONAL TOPOGRAPHIC DETAIL WHERE CLOSE TOLERANCES ARE ANTICIPATED.

BOUNDARY: PROPERTY LINE IS BASED ON A FIELD SURVEY.

BUILDING SETBACK LINES ARE BASED ON INFORMATION FROM THE TOWN, BUT IT IS SUGGESTED THAT ANY POTENTIAL SUBLETIES BE CONFIRMED BY THE PROJECT DESIGNER.

PER CONTRACT, UTILITY INFORMATION SHOWN IS BASED ON FIELD OBSERVATION AND WHAT INFORMATION THAT WAS AVAILABLE FROM THE CITY. NOTE THAT THERE IS STORM SEWERAGE ON UNIVERSITY AVE.

BENCHMARK ELEVATION: AS SHOWN ON THE RIM OF A STREET MONUMENT BOX. ELEVATION DERIVES FROM GOOGLE EARTH.

FEATURES THAT WERE NOT MAPPED: 8" WIDTH LAWN BORDERLINE BRICKS.

EASEMENTS: THE TITLE REPORT PROVIDED BY THE CLIENT REPORTS THAT THERE ARE WIRE CLEARANCE EASEMENTS THAT AFFECT THE SOUTHWESTERLY 5' AND THE NORTHWESTERLY 10' OF THE PROPERTY. THIS MAY HAVE BEEN CONFUSED WITH EASEMENTS SHOWN ON 146 MAPS 32. THESE EASEMENTS DESCRIBED IN THE TITLE REPORT ARE NOT SHOWN ON THE CURRENT TOPOGRAPHIC MAP, ALTHOUGH THOSE INDICATED ON 146 MAPS 32, ARE SHOWN.

USERS OF THIS MAP ARE ADVISED TO CONTACT THE PREPARER TO BE SURE THERE ARE NO PERTINENT REVISIONS TO THE COPY THAT HE OR SHE HAS OBTAINED.

WHERE AN ELECTRONIC VERSION OF THIS MAP IS BEING USED, CONSIDER THAT CADD MAPS ARE CONVENIENT TO THE USER BUT HAVE INTERPRETIVE DANGERS SUCH AS ATTRIBUTING GREATER ACCURACIES TO A DIMENSION THAN WOULD HAVE BEEN SUPPORTED BY THE FIELD PROCEDURES. POINT MEASUREMENT LOCATIONS MAY HAVE BEEN MOVED FOR DRAFTING EFFECT; UNAUTHORIZED MODIFICATIONS TO THE DRAWING ARE NOT EASILY DISCERNIBLE.

+ XXX.XX ELEVATION OF XXX.XX AT THE CROSS
---XXX--- CONTOUR LINE AT XXX FOOT ELEVATION

THIS MAP WAS PREPARED UNDER MY DIRECTION TO THE NORMAL STANDARDS OF CARE OF PROFESSIONAL LAND SURVEYORS IN THE STATE OF CALIFORNIA:

BRUCE D. WOODWORTH L.S. 4850

LOT 2, 146 MAPS 32
LOT AREA:
10,202 SQ. FT. +/-

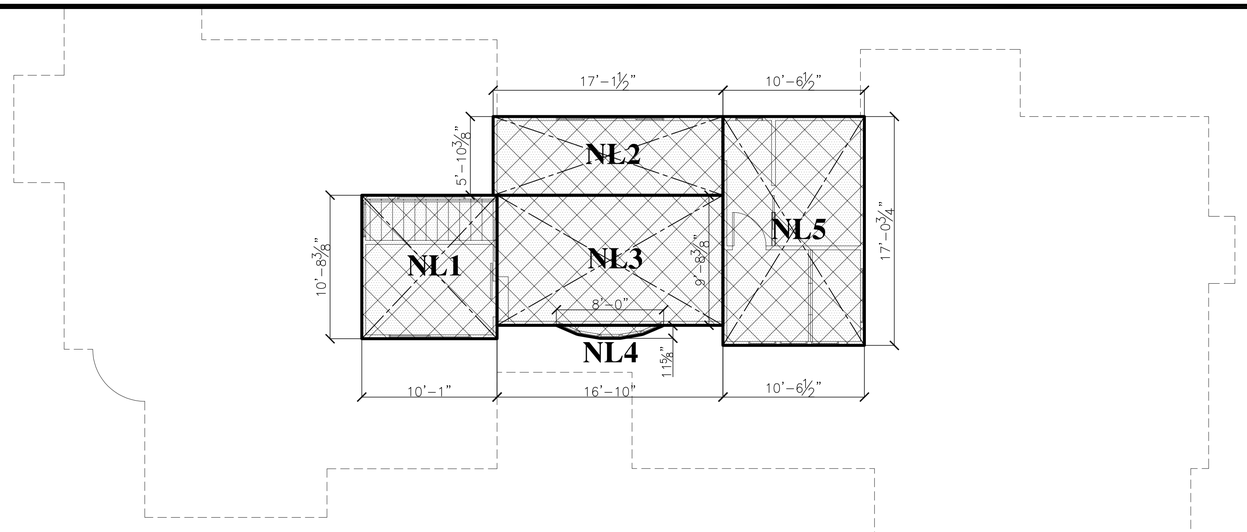
BENCHMARK
241.00' TOP OF
STREET MONUMENT
BOX.

LICENSED LAND SURVEYOR
BRUCE D. WOODWORTH
NO. 4850
EXPIRATION
09-30-2016
STATE OF CALIFORNIA

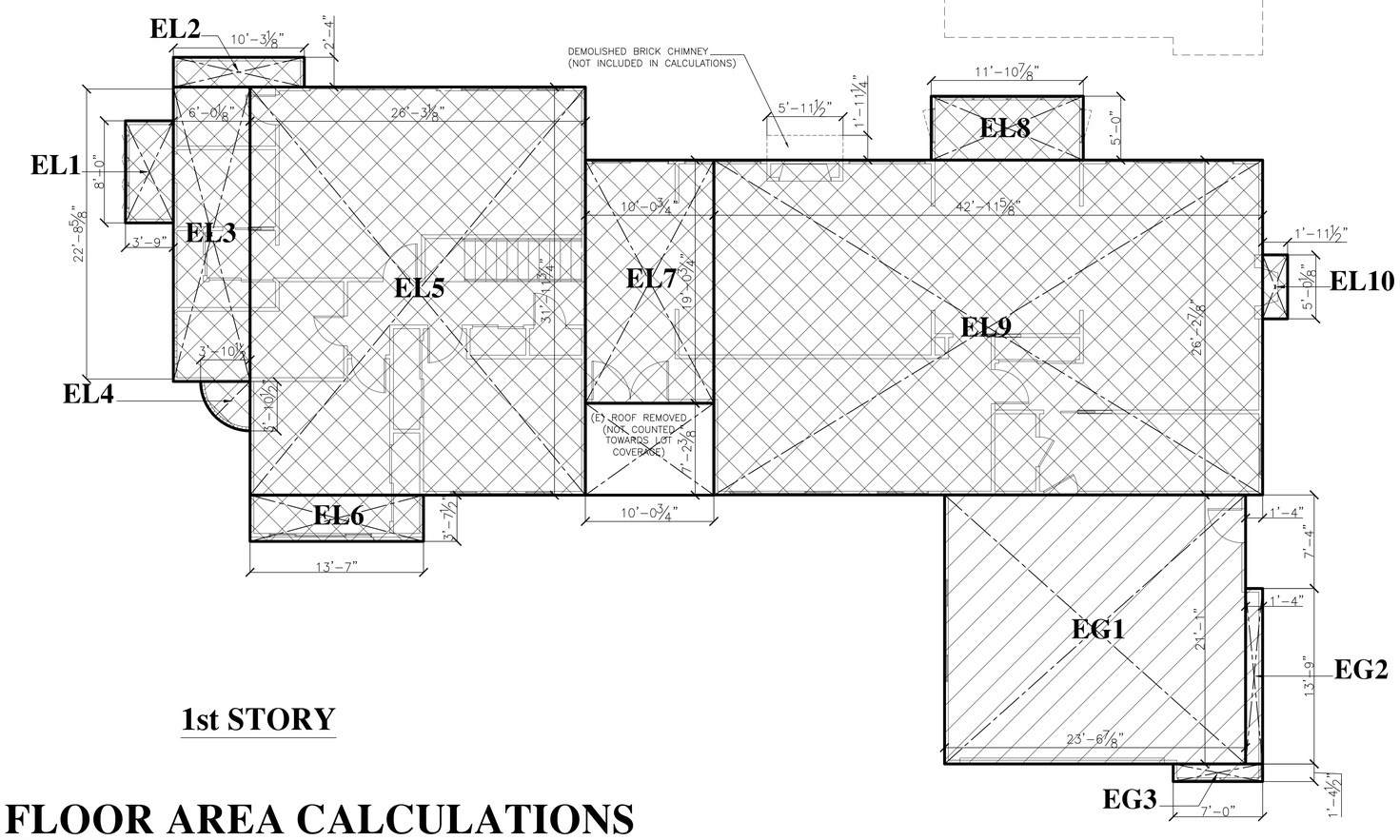
arcturus Surveys
Woodside, CA
1-650-387-4996

TOPOGRAPHIC MAP

Field Work Wy	Lands of WHIPPLE 854 Renetta Ct. Los Altos, CA	
Drawing Wy		
Archive T S 15-01	Date: 11-19-2015	Scale 1" = 8'
Cadd File 15132BT7.dwg	Sheet 1 of 1	



2nd STORY



1st STORY

FLOOR AREA CALCULATIONS

3/16" = 1'-0" 0' 2'-0"

DRAWING NORTH

FLOOR AREA CALCULATIONS

EXISTING 1st STORY LIVING AREA

SECTION	DIMENSIONS	AREA (S.F.)
EL1	3'-9" x 8'-0"	30.00
EL2	10'-3 1/8" x 2'-4"	23.94
EL3	6'-0" 1/8" x 22'-8 5/8"	138.68
EL4	π 3'-10 1/2" ² /4	11.79
EL5	26'-3 1/8" x 31'-11 3/4"	839.79
EL6	13'-7" x 3'-7 1/2"	49.24
EL7	10'-0 3/4" x 19'-0 3/4"	191.82
EL8	11'-10 7/8" x 5'-0"	59.53
EL9	42'-11 5/8" x 26'-2 7/8"	1,127.48
EL10	1'-11 1/2" x 5'-0 1/8"	9.81
TOTAL EXISTING LIVING AREA		**2,482.08**

NEW 2nd FLOOR LIVING AREA

SECTION	DIMENSIONS	AREA (S.F.)
NL1	10'-1" x 10'-8 3/8"	107.87
NL2	17'-1 1/2" x 5'10 3/8"	100.43
NL3	16'-10" x 9'-8 3/8"	163.25
NL4	BOW WINDOW	5.32
NL5	10'-6 1/2" x 17'-0 3/4"	179.87
TOTAL		**556.74**

TOTAL (E) & (N) LIVING AREA'S **3,038.82**

EXISTING GARAGE AREA

SECTION	DIMENSIONS	AREA (S.F.)
EG1	23'-6 7/8" x 21'-1"	497.00
EG2	1'-4" x 13'-9"	18.33
EG3	7'-0" x 1'-4 1/2"	9.63
TOTAL EXISTING GARAGE AREA		**524.96**

LOT AREA	10,202
35% ALLOWED FLOOR AREA	3,570.70
EXISTING & NEW LIVING AREA	3,038.82
EXISTING GARAGE AREA	524.96
TOTAL	3,563.78 (34.93%)
30% ALLOWED LOT COVERAGE FOR 2 STORY STRUCTURE	3,060.60
FIRST STORY LIVING AREA	2,482.08
GARAGE AREA	524.96
TOTAL	3,007.04 (29.48%)

FLOOR AREA LEGEND:

(EL#) = EXISTING LIVING AREA

(NL#) = NEW LIVING AREA

(EG#) = EXISTING GARAGE AREA

FERNANDEZ DESIGNS & BUILDERS INC.

2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

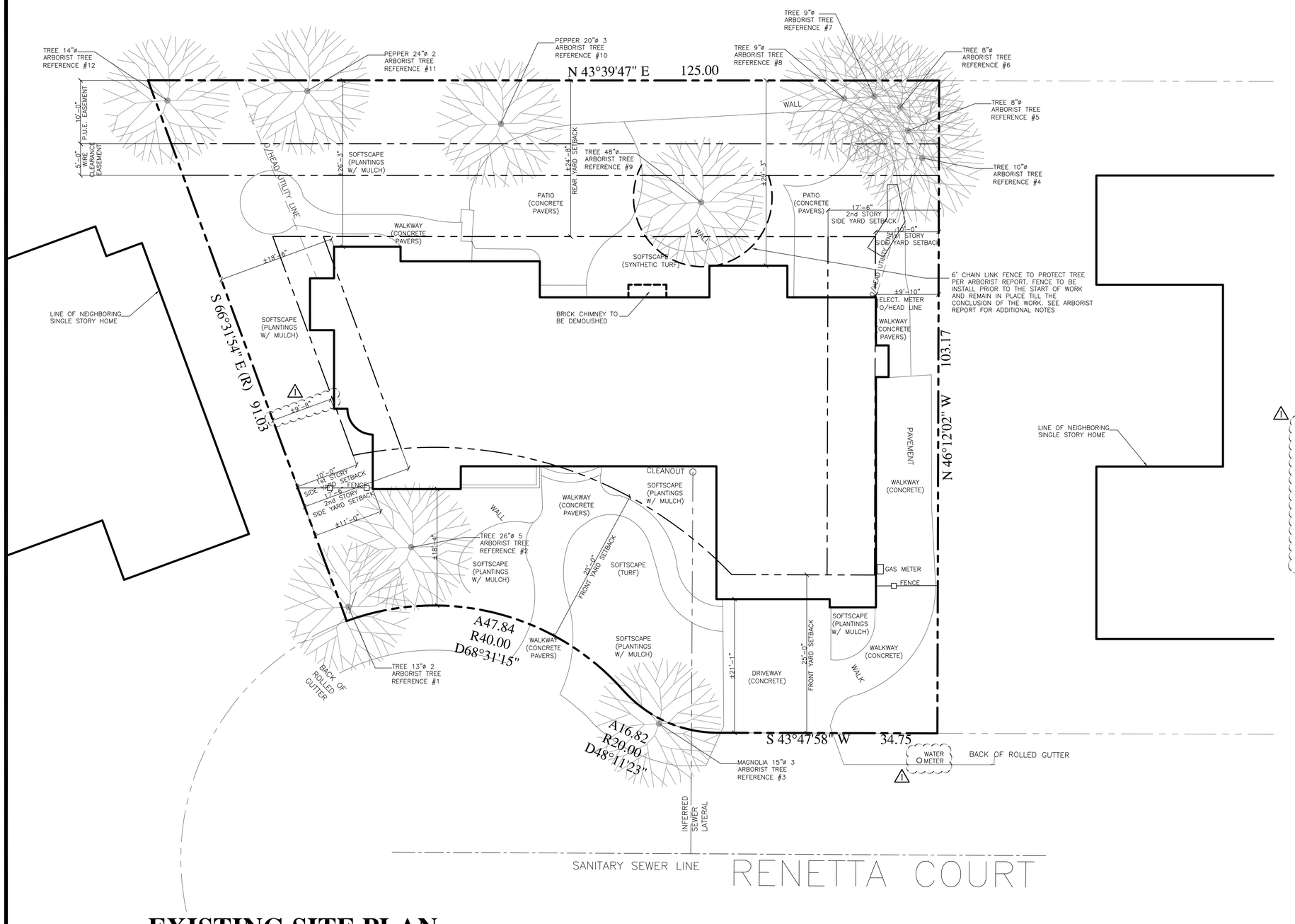
Whipple Residence
854 Renetta Court
Los Altos, CA 94024

FLOOR AREA CALCULATIONS

PROJECT NO. 16015

A1

© FERNANDEZ DESIGNS & BUILDER'S INC.



EXISTING SITE PLAN

1/8" = 1'-0" 0' 16'-0"

TREE TABLE					
TREE #	SPECIES	DIAMETER	HEIGHT	SPREAD	RETAINED OR REMOVED
1	Honey Locust	17.4"	35'	35'	Retained
2	Paper Bark Tree	5.9', 8.8', 12.5"	30	28'	Retained
3	Southern Magnolia	17.4"	30'	25'	Retained
4	Blackwood Acacia	9.0"	30	30'	Retained
5	Blackwood Acacia	8.8"	30	35'	Retained
6	Blackwood Acacia	8.9"	23'	35'	Retained
7	Blackwood Acacia	9.2"	25'	25'	Retained
8	Blackwood Acacia	11.1"	28	30'	Retained
9	Shamel Ash	49.4"	80	60'	Retained
10	California Pepper	13.2"	22	18'	Retained
11	California Pepper	14.5"	25	32'	Retained
12	Honey Locust	14.9"	30	30'	Retained
Note: See Arborist report on sheet 0.2 for additional notes					

(E) LOT COVERAGE CALCULATIONS	
ZONING	**R1-10**
HOME LIVING AREA	2,482.08
GARAGE AREA	524.96
PORCHES (COVERED ROOF)	82.21
TOTAL	**3,089.25**
LOT AREA	**10,202.00**
30% MAXIMUM LOT COVERAGE	**3,060.60**
EXISTING LOT COVERAGE	**3,079.47 (30.19%)**
35% MAXIMUM FLOOR AREA	**3,570.70**
EXISTING FLOOR AREA	**3007.04 (29.48%)**
SEE SHEET A1 FOR FLOOR AREA CALCULATIONS	

FERNANDEZ DESIGNS & BUILDERS INC.
2188 Ringwood Avenue
San Jose, CA 95131
(408) 432-1402
Fax: 432-1410
WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

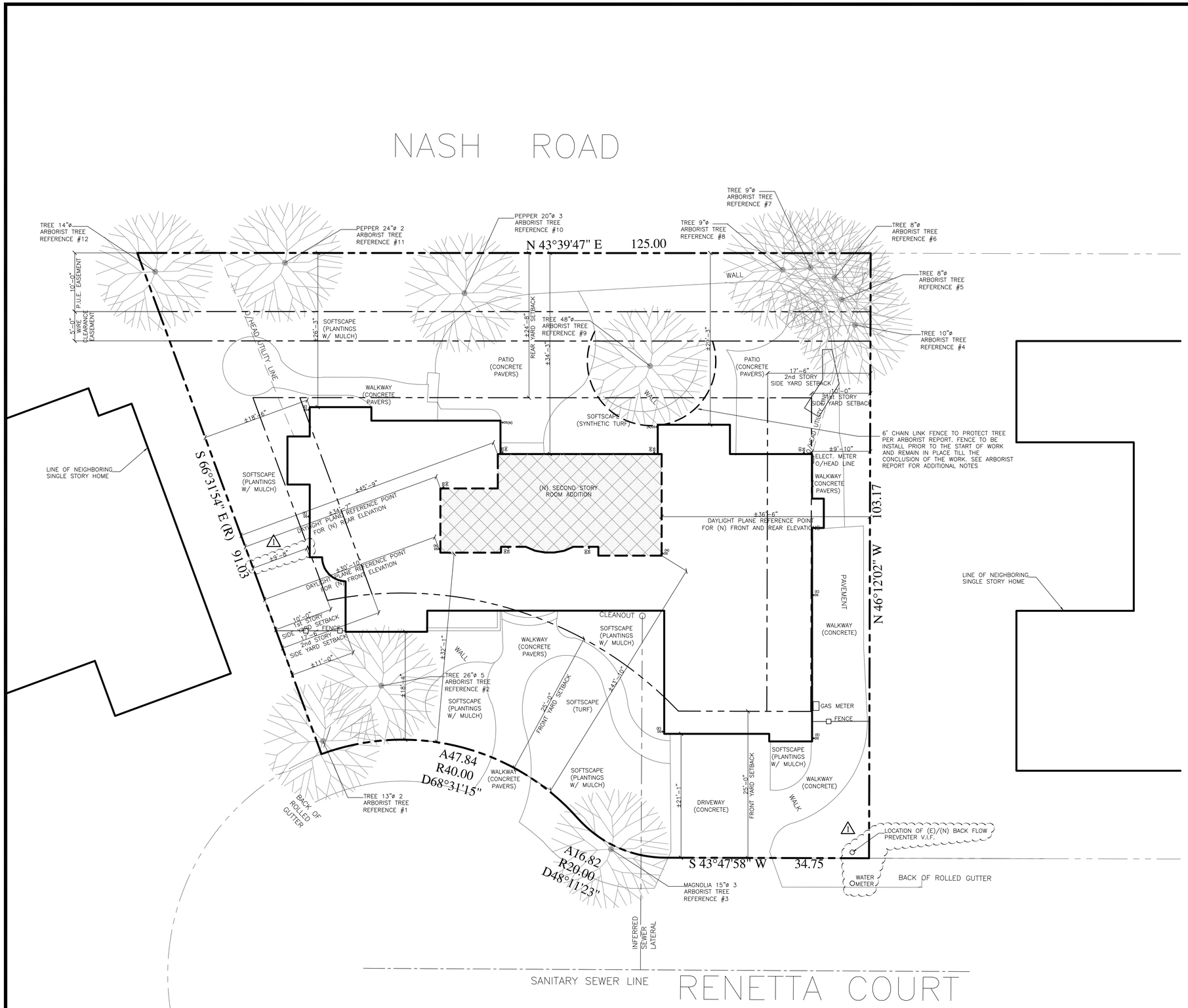
Whipple Residence
854 Renetta Court
Los Altos, CA 94024

EXISTING SITE PLAN

PROJECT NO. 16015

A2a

© FERNANDEZ DESIGNS & BUILDER'S INC.



NEW SITE PLAN

1/ 8" = 1'-0" 0" 16'-0"

TREE TABLE

TREE #	SPECIES	DIAMETER	HEIGHT	SPREAD	RETAINED OR REMOVED
1	Honey Locust	17.4"	35'	35'	Retained
2	Paper Bark Tree	5.9", 8.8", 12.5"	30'	28'	Retained
3	Southern Magnolia	17.4"	30'	25'	Retained
4	Blackwood Acacia	9.0"	20'	30'	Retained
5	Blackwood Acacia	8.8"	30'	35'	Retained
6	Blackwood Acacia	8.9"	23'	35'	Retained
7	Blackwood Acacia	9.2"	25'	25'	Retained
8	Blackwood Acacia	11.1"	28'	30'	Retained
9	Shamel Ash	49.4"	80'	60'	Retained
10	California Pepper	13.2"	22'	18'	Retained
11	California Pepper	14.1"	25'	37'	Retained
12	Honey Locust	14.9"	30'	30'	Retained

Note: See Arborist report on sheet 0.2 for additional notes

(N) LOT COVERAGE CALCULATIONS

ZONING	**R1-10**
1st STORY LIVING AREA	2,482.08
2nd STORY LIVING AREA	556.74
GARAGE AREA	524.96
PORCHES (COVERED ROOF)	9.78
TOTAL	**3,573.56**
LOT AREA	**10,202.00**
30% MAXIMUM LOT COVERAGE	**3,060.60**
NEW LOT COVERAGE	**3,007.04 (29.48%)**
35% MAXIMUM FLOOR AREA	**3,570.70**
NEW FLOOR AREA	**3,563.78 (34.93%)**
SEE SHEET A1 FOR FLOOR AREA CALCULATIONS	

FERNANDEZ DESIGNS & BUILDERS INC.

2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

Whipple Residence
854 Renetta Court
Los Altos, CA 94024

NEW SITE PLAN

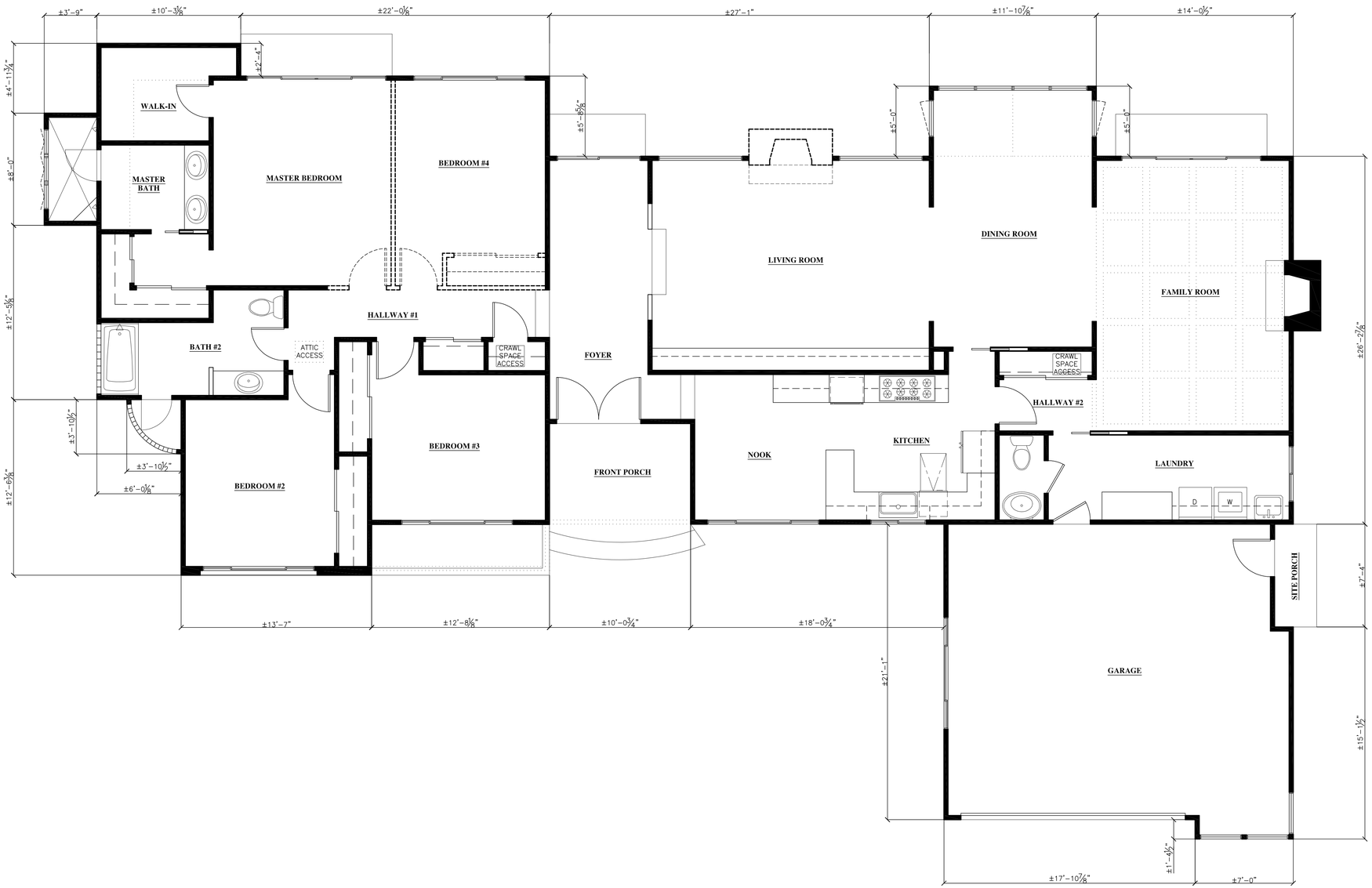
PROJECT NO. 16015

A2b

© FERNANDEZ DESIGNS & BUILDER'S INC.

NOTES:

1. DRAWING SHOWS SCOPE OF DEMOLITION ONLY. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.



WALL LEGEND:

DENOTES EXISTING 2x WALLS TO REMAIN. REPAIR DAMAGE CAUSED BY REMOVING FINISHES. ALL NEW & ADJACENT WALL(S) TO RECEIVE NEW PAINT FINISH TO MATCH EXISTING.

DENOTES 2x EXISTING WALLS, FIXTURES, OR NON-STRUCTURAL ELEMENTS TO BE REMOVED.

EXISTING FLOOR (DEMOLITION) PLAN

1/ 4" = 1'-0" 0' 8'-0"

DRAWING NORTH

FERNANDEZ DESIGNS & BUILDERS INC.

2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

Whipple Residence

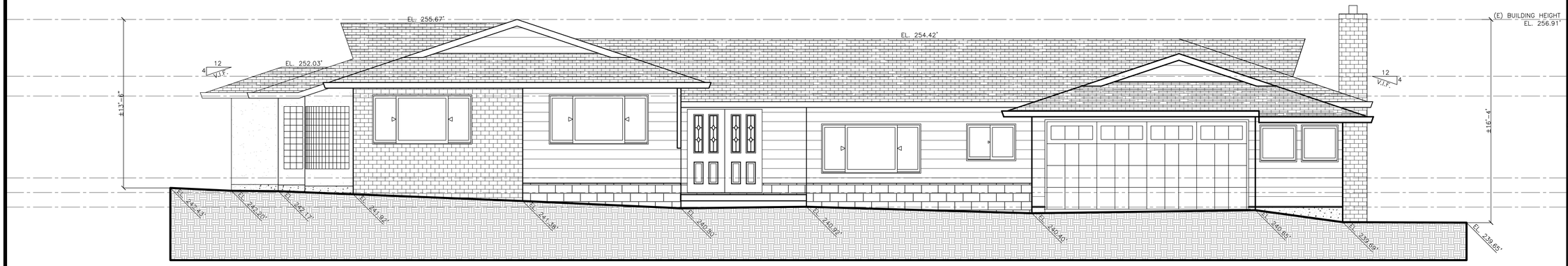
854 Renetta Court
Los Altos, CA 94024

EXISTING FLOOR (DEMOLITION) PLAN

PROJECT NO. 16015

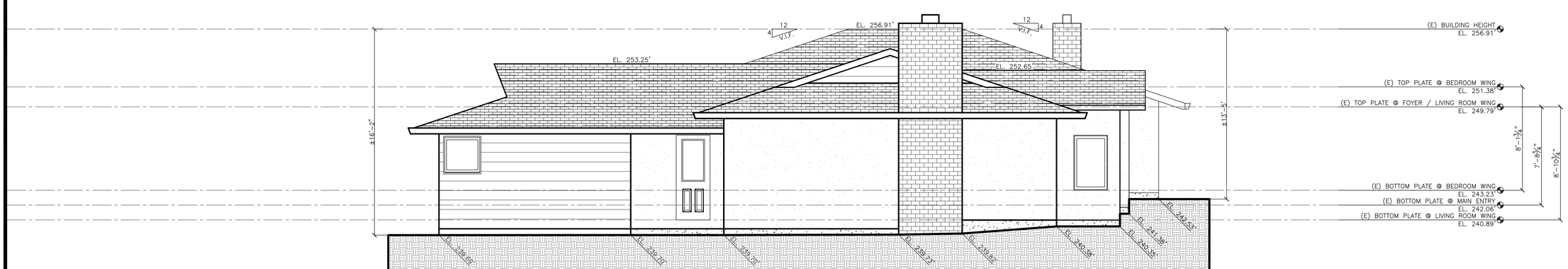
A3a

© FERNANDEZ DESIGNS & BUILDER'S INC.



EXISTING EAST (FRONT) ELEVATION

1/ 4" = 1'-0" 0" 8'-0"



EXISTING NORTH (RIGHT) ELEVATION

1/ 4" = 1'-0" 0" 8'-0"

FERNANDEZ DESIGNS & BUILDERS INC.
2188 Ringwood Avenue
San Jose, CA 95131
(408) 432-1402
Fax: 432-1410
WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

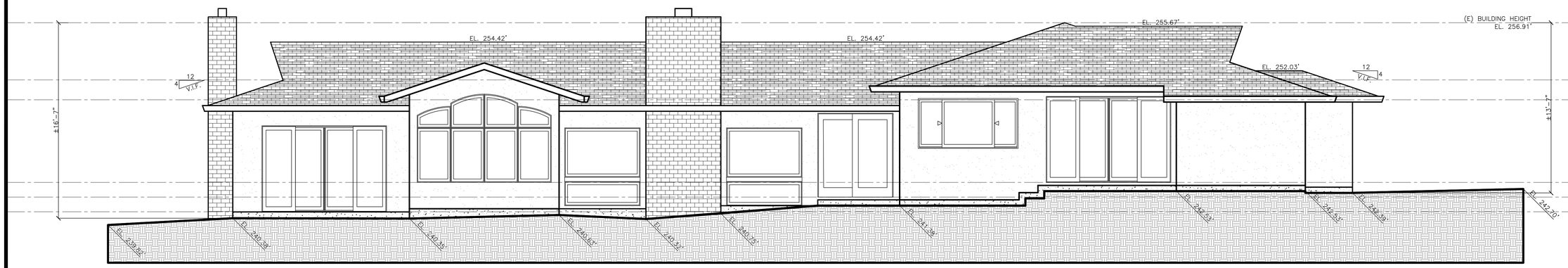
Whipple Residence
854 Renetta Court
Los Altos, CA 94024

EXISTING ELEVATIONS

PROJECT NO. 16015

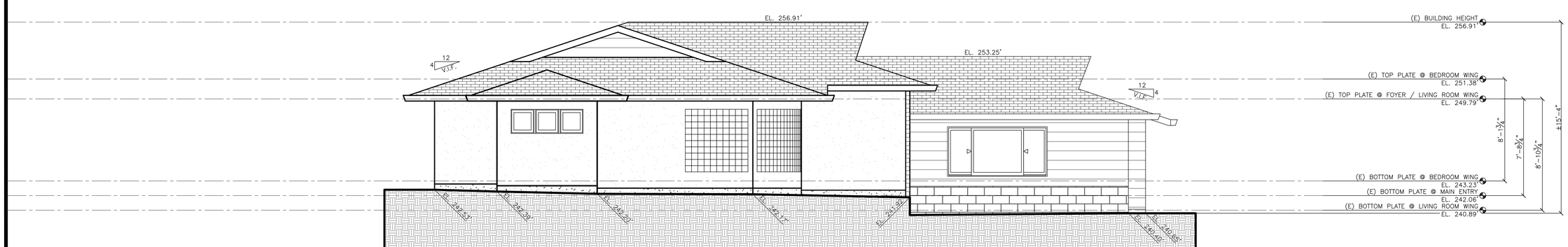
A3b

© FERNANDEZ DESIGNS & BUILDER'S INC.



EXISTING WEST (REAR) ELEVATION

1/ 4" = 1'-0" 0" 8'-0"



EXISTING SOUTH (LEFT) ELEVATION

1/ 4" = 1'-0" 0" 8'-0"

FERNANDEZ DESIGNS & BUILDERS INC.
2188 Ringwood Avenue
San Jose, CA 95131
(408) 432-1402
Fax: 432-1410
WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

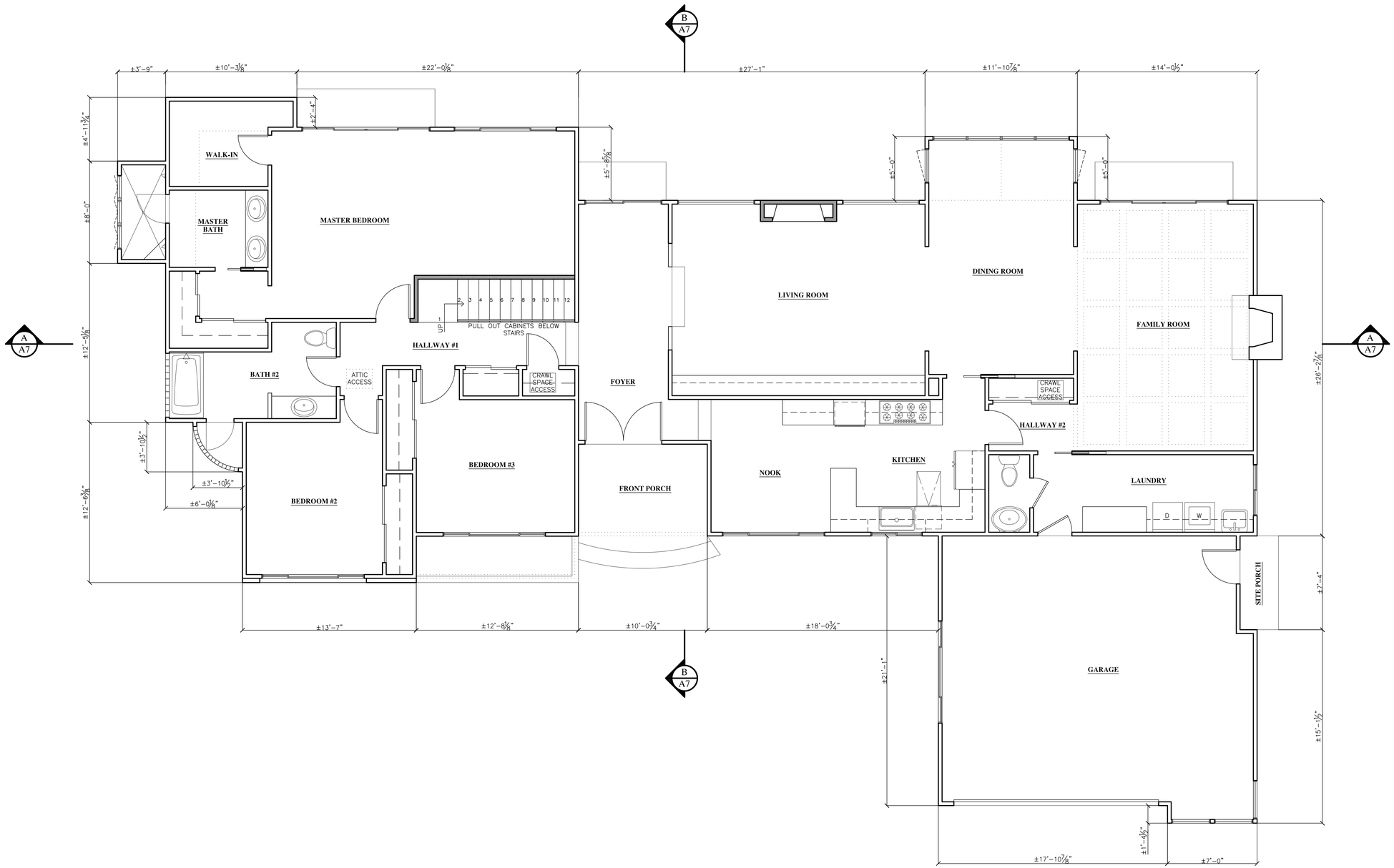
Whipple Residence
854 Renetta Court
Los Altos, CA 94024

EXISTING ELEVATIONS

PROJECT NO. 16015

A3c

© FERNANDEZ DESIGNS & BUILDER'S INC.



NEW 1st STORY FLOOR PLAN

1/4" = 1'-0" 0' 8'-0"

DRAWING NORTH

WALL LEGEND:

DENOTES 2x EXISTING REMAINING WALLS. REPAIR (E) 1/2" GYPSUM BOARD OR 5/8" TYPE X GYPSUM BOARD WHERE FIRE RESISTANCE RATED CONSTRUCTION IS REQUIRED MATCHING EXISTING WALL FINISH AS REQUIRED, OR NEW GYPSUM BOARD V.I.F. TAPED AND TEXTURED FOR PAINTING.

DENOTES NEW 2x WALLS AND/OR EXISTING WALL OPENINGS THAT HAVE BEEN FRAMED IN. SEE PLAN FOR WALL THICKNESS WITH 1/2" GYPSUM BOARD OR 5/8" TYPE X GYPSUM BOARD WHERE FIRE RESISTANCE RATED CONSTRUCTION IS REQUIRED V.I.F. TAPED AND TEXTURED FOR PAINTING.

FERNANDEZ DESIGNS & BUILDERS INC.

2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

Whipple Residence

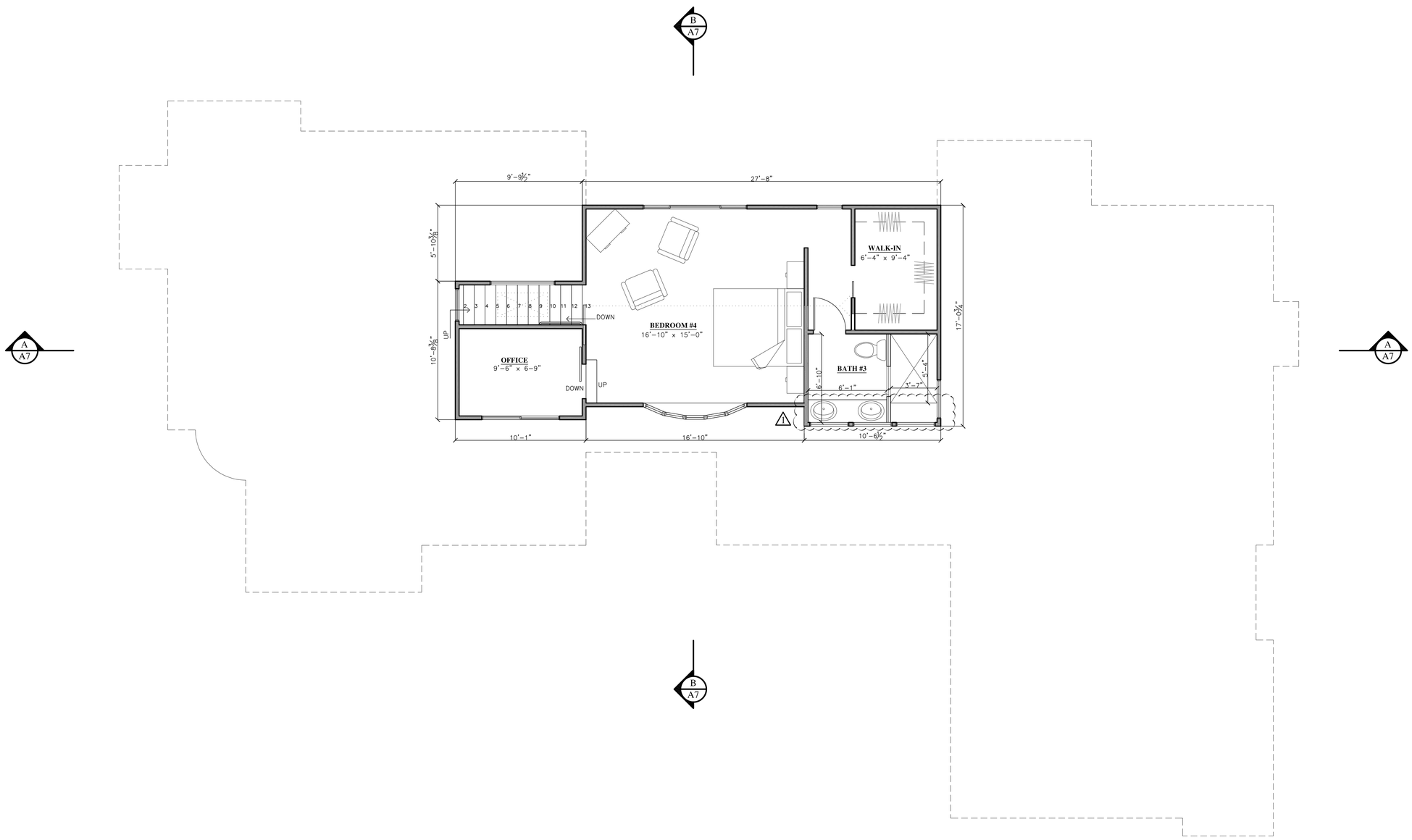
854 Renetta Court
Los Altos, CA 94024

NEW 1st STORY FLOOR PLAN

PROJECT NO. 16015

A4a

© FERNANDEZ DESIGNS & BUILDER'S INC.



WALL LEGEND:

DENOTES 2x EXISTING REMAINING WALLS. REPAIR (E) 1/2" GYPSUM BOARD OR 5/8" TYPE X GYPSUM BOARD WHERE FIRE RESISTANCE RATED CONSTRUCTION IS REQUIRED MATCHING EXISTING WALL FINISH AS REQUIRED, OR NEW GYPSUM BOARD V.I.F. TAPED AND TEXTURED FOR PAINTING.

DENOTES NEW 2x WALLS AND/OR EXISTING WALL OPENINGS THAT HAVE BEEN FRAMED IN. SEE PLAN FOR WALL THICKNESS WITH 1/2" GYPSUM BOARD OR 5/8" TYPE X GYPSUM BOARD WHERE FIRE RESISTANCE RATED CONSTRUCTION IS REQUIRED V.I.F. TAPED AND TEXTURED FOR PAINTING.

NEW 2nd STORY FLOOR PLAN

1/ 4" = 1'-0" 0' 8'-0"

DRAWING NORTH

FERNANDEZ DESIGNS & BUILDERS INC.

2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

Whipple Residence

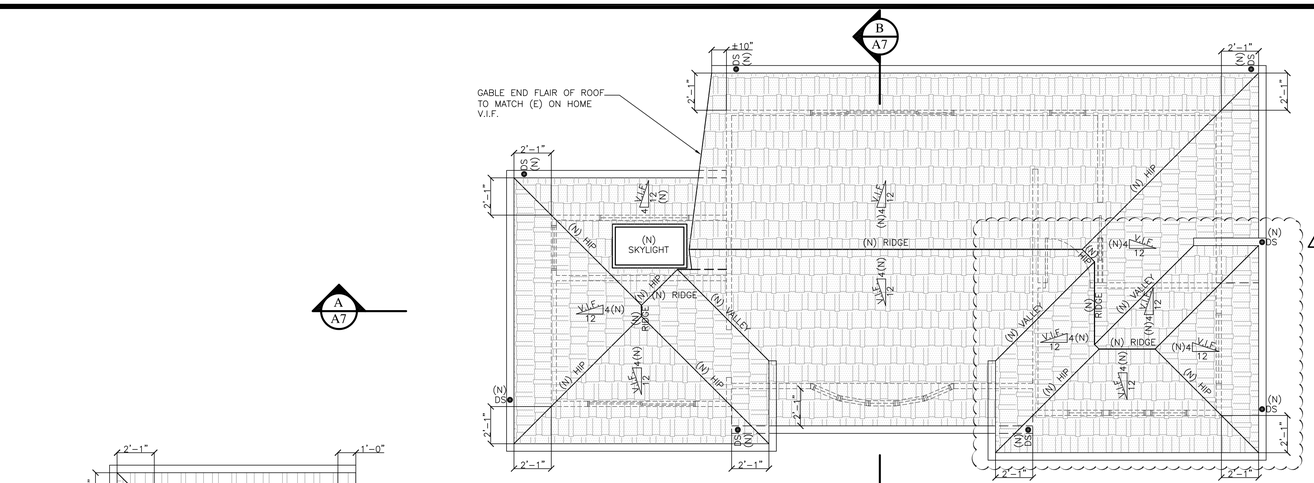
854 Renetta Court
Los Altos, CA 94024

NEW 2nd STORY FLOOR PLAN

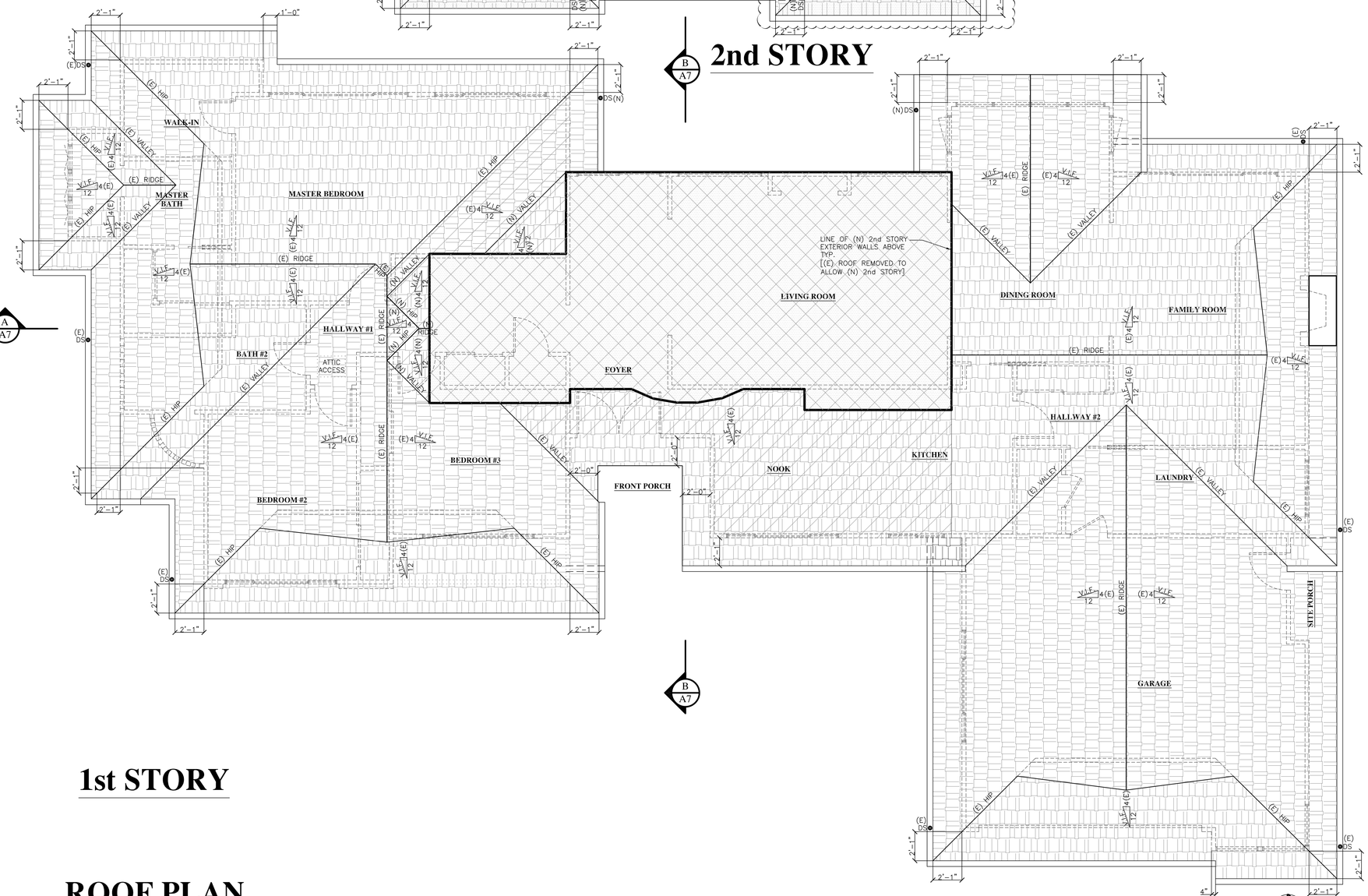
PROJECT NO. 16015

A4b

© FERNANDEZ DESIGNS & BUILDER'S INC.



2nd STORY



1st STORY

ROOF PLAN

1/4" = 1'-0"

ROOF NOTES:

1. EXISTING AND NEW ROOF PITCHES 4:12 V.I.F.,
2. NEW EAVE PROJECTIONS TO MATCH WITH EXISTING (±25") U.O.N., V.I.F.:
3. NEW ARCHITECTURAL GRADE ASPHALT COMPOSITION SHINGLES (NON-COMBUSTIBLE) TO MATCH WITH EXISTING OVER 30 LB FELT. FIELD VERIFY MANUFACTURER AND SHINGLE COLOR, (CERTAINTEED) PRODUCT- (PRESIDENTIAL SHAKE) COLOR: (CHARCOAL BLACK), SHINGLE WEIGHT (4.8 LBS. PER S.F.) ASPHALT SHINGLES SHALL BE FASTENED ACCORDING TO MANUFACTURER'S INSTRUCTIONS FOR CLASS A ROOF ASSEMBLY, ICC REPORT NUMBERS ESR-1389

ROOF COVERAGE CALCULATIONS

(E) ROOF AREA	3,045.54
(E) ROOF AREA NOT AFFECTED BY REMODEL	2,179.03 (71.55%)
(E) ROOF AREA AFFECTED BY REMODEL	866.51 (28.45%)

ROOF LEGEND

- EXISTING ROOF (NOT AFFECTED BY REMODEL) SEE PLAN FOR ROOF PITCH
- EXISTING ROOF (AFFECTED BY REMODEL) AND NEW CALIFORNIA FRAMED AREAS SEE PLAN FOR ROOF PITCH
- NEW ROOF SEE PLAN FOR ROOF PITCH
- SECOND STORY ABOVE
- ●DS EXISTING OR NEW DOWNSPOUT (DS) V.I.F.,

FERNANDEZ DESIGNS & BUILDERS INC.

2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

Whipple Residence

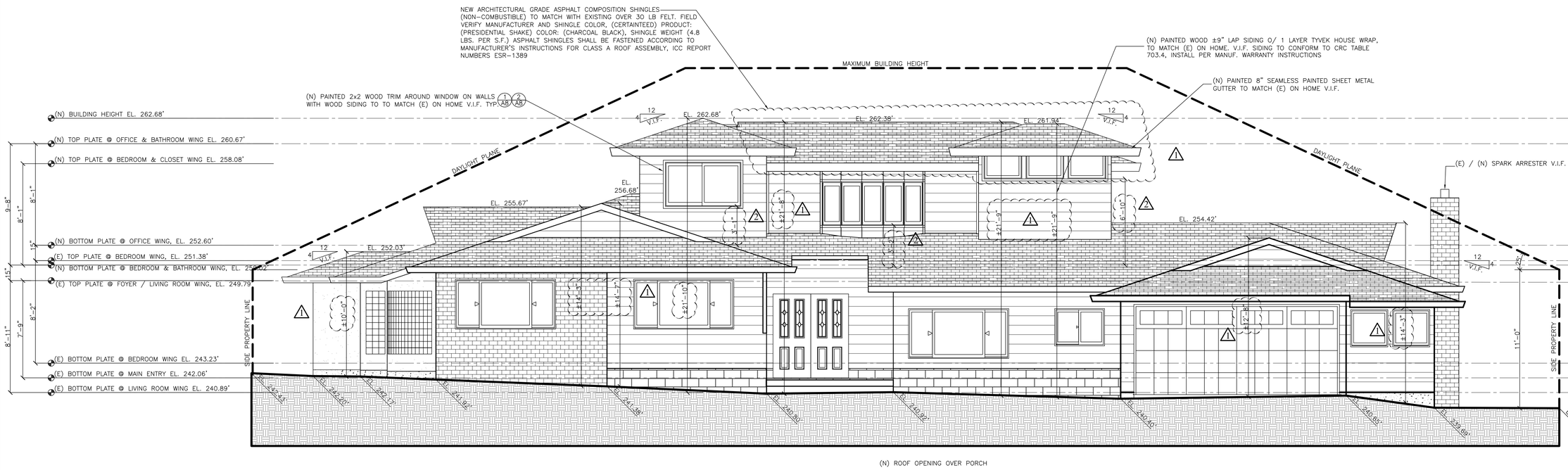
854 Renetta Court
Los Altos, CA 94024

ROOF PLAN

PROJECT NO. 16015

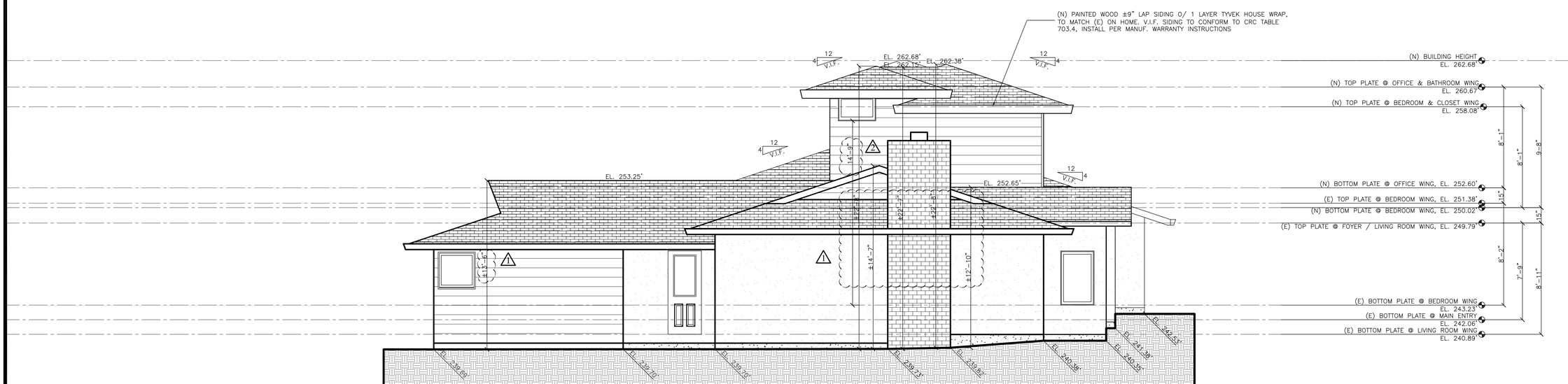
A5

© FERNANDEZ DESIGNS & BUILDER'S INC.



NEW EAST (FRONT) ELEVATION

1/ 4" = 1'-0" 0" 8'-0"



NEW NORTH (RIGHT) ELEVATION

1/ 4" = 1'-0" 0" 8'-0"

FERNANDEZ DESIGNS & BUILDERS INC.
2188 Ringwood Avenue
San Jose, CA 95131
(408) 432-1402
Fax: 432-1410
WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

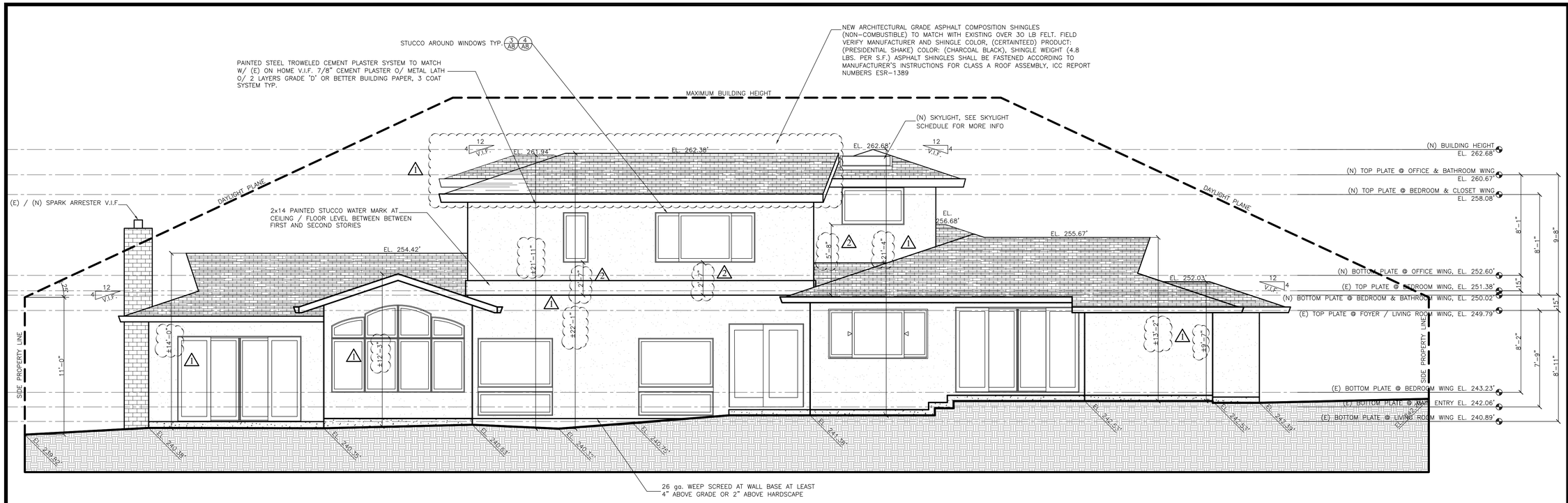
Whipple Residence
854 Renetta Court
Los Altos, CA 94024

NEW ELEVATIONS

PROJECT NO. 16015

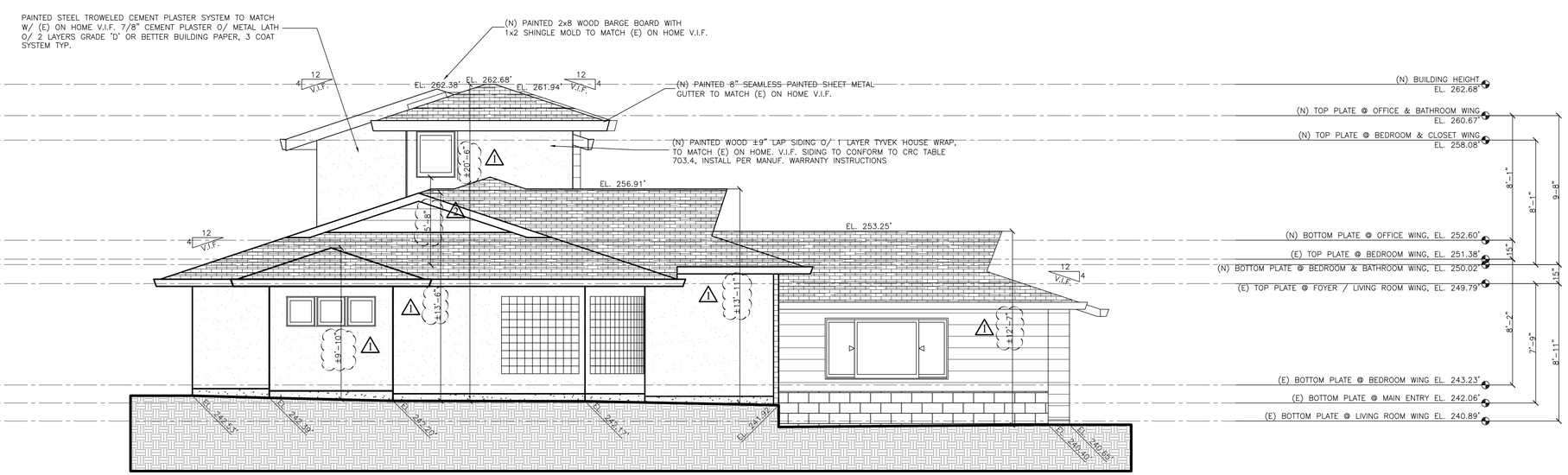
A6a

© FERNANDEZ DESIGNS & BUILDER'S INC.



NEW WEST (REAR) ELEVATION

1/4" = 1'-0" 0" 8'-0"



NEW SOUTH (LEFT) ELEVATION

1/4" = 1'-0" 0" 8'-0"

FERNANDEZ DESIGNS & BUILDERS INC.

2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

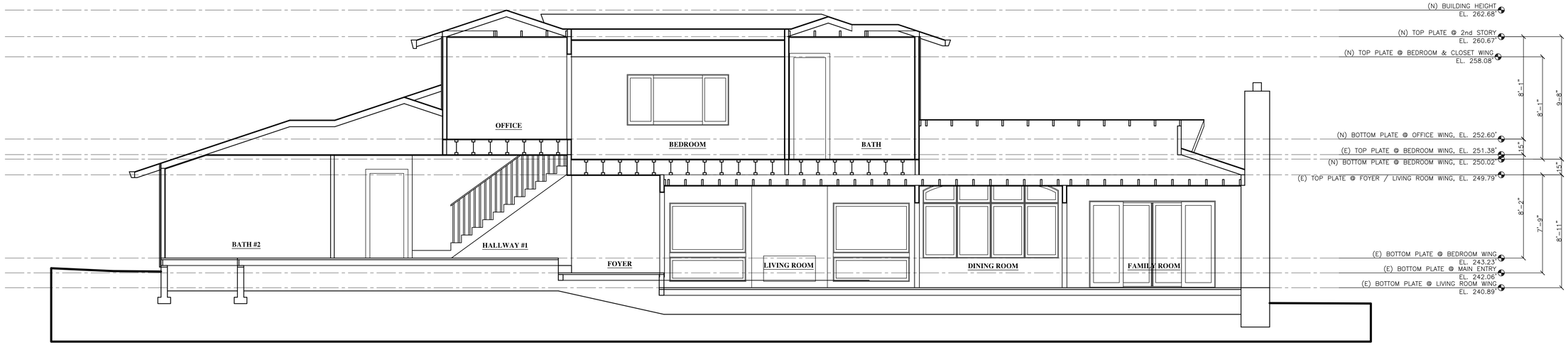
Whipple Residence
854 Renetta Court
Los Altos, CA 94024

NEW ELEVATIONS

PROJECT NO. 16015

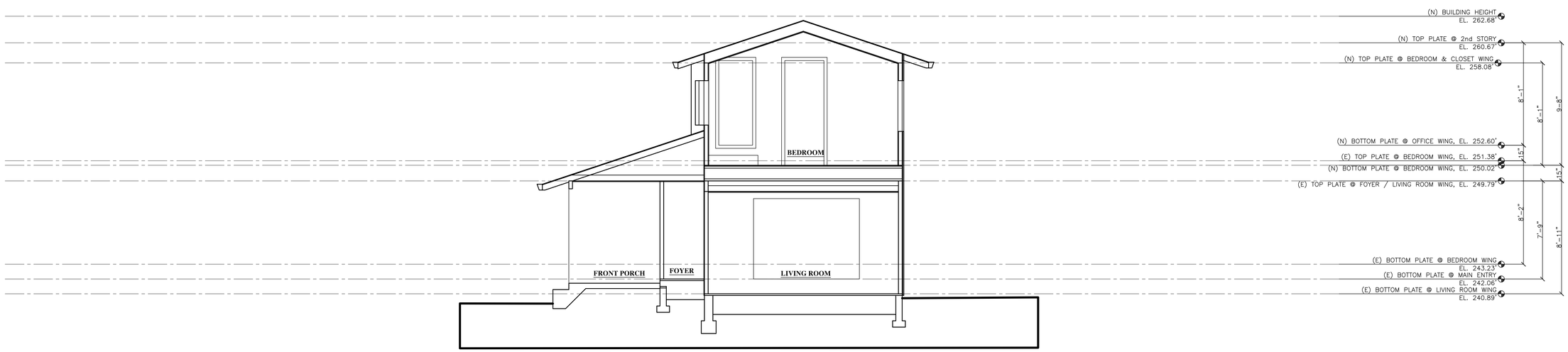
A6b

© FERNANDEZ DESIGNS & BUILDER'S INC.



CROSS SECTION A-A

1/ 4" = 1'-0" 0" 8'-0"



CROSS SECTION B-B

1/ 4" = 1'-0" 0" 8'-0"

FERNANDEZ DESIGNS & BUILDERS INC.

2188 Ringwood Avenue
San Jose, CA 95131

(408) 432-1402
Fax: 432-1410

WEB SITE
fernandez-designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

Whipple Residence
854 Renetta Court
Los Altos, CA 94024

CROSS SECTIONS

PROJECT NO. 16015

A7

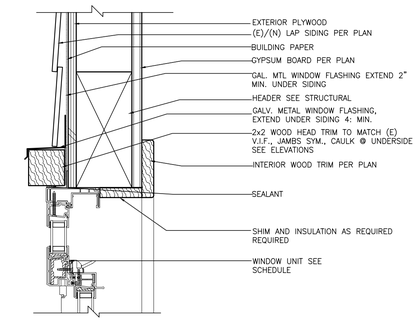
© FERNANDEZ DESIGNS & BUILDER'S INC.

17

13

9

5



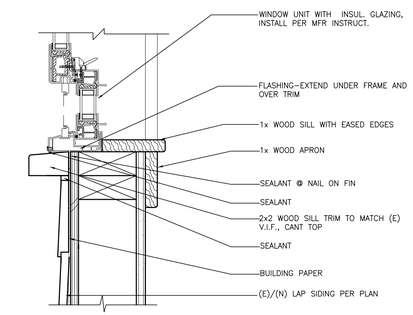
WINDOW HEAD AT SIDING (1)
3" = 1'-0"

18

14

10

6



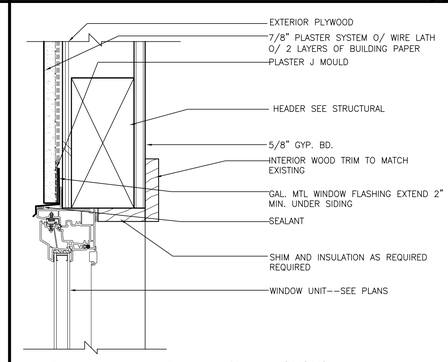
WINDOW SILL AT SIDING (2)
3" = 1'-0"

19

15

11

7



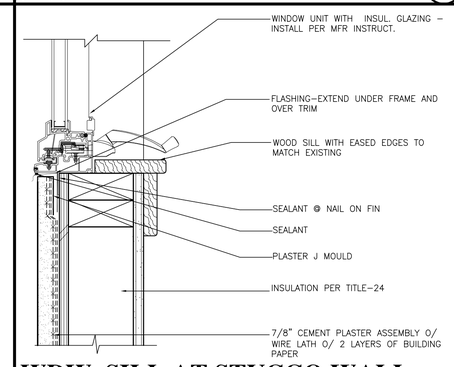
WDW. HEAD AT STUCCO WALL (3)
3" = 1'-0"

20

16

12

8



WDW. SILL AT STUCCO WALL (4)
3" = 1'-0"

FERNANDEZ DESIGNS & BUILDERS INC.

2188 Ringwood Avenue
San Jose, CA 95131

(408) 432–1402
Fax: 432–1410

WEB SITE
fernandez–designs.com

REVISION	DATE	DESCRIPTION
	2016.03.29	APPROVAL OF DESIGN DEVELOPMENT DRAWINGS
	2016.04.12	PLANNING DEPARTMENT REVIEW SUBMITTAL
1	2016.05.25	REVISIONS - PLANNING DEPARTMENT
2	2016.06.09	REVISIONS - PLANNING DEPARTMENT

Whipple Residence

854 Renetta Court
Los Altos, CA 94024

ARCHITECTURAL DETAILS

PROJECT NO. 16015

A8

© FERNANDEZ DESIGNS & BUILDER'S INC.