

ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/REQ'D
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6' HIGH	2,725 S.F. 24.4%	3,223 S.F. 28.9%	3,347 S.F. 30.0%
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1ST FLR. 2,725 S.F. 2ND FLR. 0 S.F. TOTAL 2,725 S.F. 24.4%	2,888 S.F. 941 S.F. 3,829 S.F. 34.3%	3,866 S.F. 34.7%
SETBACKS:			
FRONT	25 FT.	25 FT.	25 FT.
REAR	23 FT.	23 FT.	25 FT.
RIGHT SIDE (1ST/2ND) ST.	10.08 FT.	10.08/24.67 FT.	20/27.5 FT.
LEFT SIDE (1ST/2ND)	21.33 FT.	21.33/43.5 FT.	10/17.5 FT.
HEIGHT:	14.17 FT.	23.0 FT.	27 FT.
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	2,204 S.F.	1,082 S.F.	3,286 S.F.
NON-HABITABLE AREA DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	521 S.F.	22 S.F.	543 S.F.
LOT CALCULATIONS			
NET LOT AREA:			11,155 S.F.
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%		137 S.F.	4.5%
LANDSCAPE BREAKDOWN:	TOTAL HARDSCAPE AREA EXISTING & PROPOSED		4,890 S.F.
	EXISTING SOFTSCAPE (UNDISTURBED) AREA:		6,245 S.F.
	NEW SOFTSCAPE AREA: SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA		20 S.F.

LANDSCAPE INVENTORY			
ITEM #	SIZE DBH	DESCRIPTION	REMOVE
1	24	TREE	NO
2	24	MAPLE	NO
3	6	PLUM	NO
4	16	MAGNOLIA	NO
5	16	MAPLE	NO
6	6	TREE	NO
7	6	TREE	NO

DBH = DIAMETER AT BREAST HEIGHT IN INCHES

### INDEX OF DRAWINGS

- A1 SITE PLAN VICINITY MAP
- A2 EXISTING MAIN FLOOR PLAN AREA DIAGRAMS
- A3 PROPOSED MAIN FLOOR PLAN
- A4 PROPOSED UPPER FLOOR PLAN
- A5 ROOF PLAN
- A6 EXISTING EXTERIOR ELEVATIONS
- A7 EXTERIOR ELEVATIONS
- A8 EXTERIOR ELEVATIONS
- A9 BUILDING SECTIONS
- A10 50% RULE JUSTIFICATION
- CI TOPOGRAPHIC SURVEY

### AREA SCHEDULE

LOT AREA	11,155 S.F.
LIVABLE AREA	
MAIN FLOOR	
EXISTING	2,204 S.F.
NEW	141 S.F.
TOTAL	2,345 S.F.
UPPER FLOOR	
TOTAL	3,284 S.F.
GARAGE	
EXISTING	521 S.F.
NEW	22 S.F.
TOTAL	543 S.F.
COVERED PORCH	
EXISTING	344 S.F.
NEW FRONT	42 S.F.
NEW REAR	293 S.F.
TOTAL	339 S.F.
LOT COVERAGE (30%)	
ALLOWED	3,347 S.F.
PROPOSED	3,223 S.F.
EXISTING	2,125 S.F.
FLOOR AREA (3,850 + 14)	
ALLOWED	3,844 S.F.
PROPOSED	3,823 S.F.
EXISTING	2,125 S.F.

### PROJECT INFO

OWNER: STEVE & ALIX APPELBERG  
231 VALENCIA DRIVE  
LOS ALTOS, CA 94022

JOB ADDRESS: 231 VALENCIA DRIVE  
LOS ALTOS, CA

BUILDING OCCUPANCY: R-3/U

GROUPS:

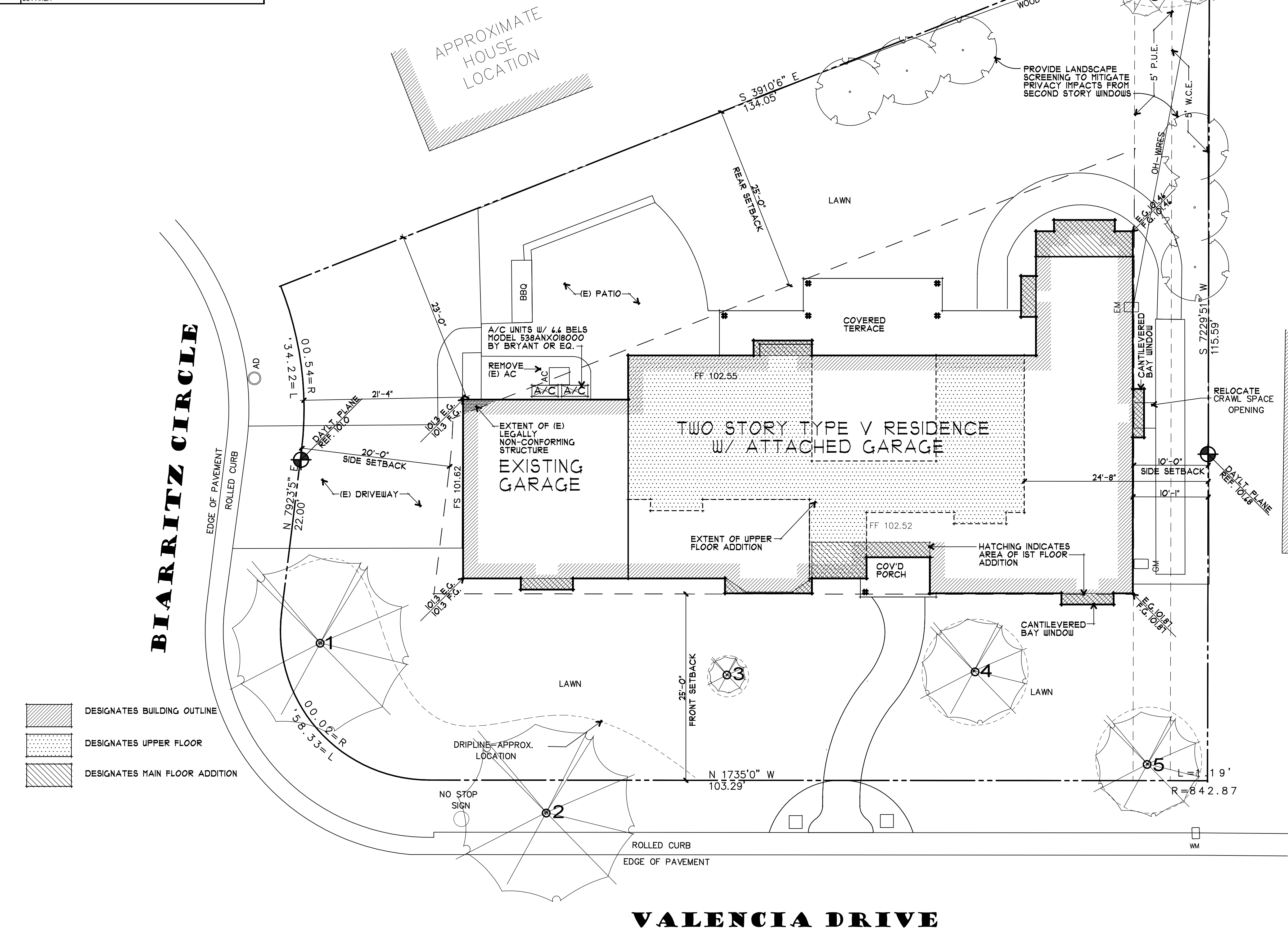
TYPES OF CONSTRUCTION: I-B

OCCUPANCY CATEGORY: II

A.P.N.: 170-23-013

ARCHITECT: RH ASSOCIATES, ARCHITECTS  
22867 SUNSET RIDGE DRIVE  
AUBURN, CA 95602  
CONTACT: J. STEVE COLLOM  
(530) 248-3055  
steve@rharchitects.com

CIVIL ENGINEER: NNR ENGINEERING  
535 WEYBRIDGE DRIVE  
SAN JOSE, CA 95133  
CONTACT: NADIM RAFOUL  
(408) 348-1813  
nnrengineering@yahoo.com



- DESIGNATES BUILDING OUTLINE
- DESIGNATES UPPER FLOOR
- DESIGNATES MAIN FLOOR ADDITION

**2** SITE PLAN  
1/8" = 1'-0"

**3** VICINITY MAP  
NO SCALE NORTH

**ASSOCIATES ARCHITECTS**  
22867 SUNSET RIDGE DR.  
AUBURN, CA 95602  
530-268-3055

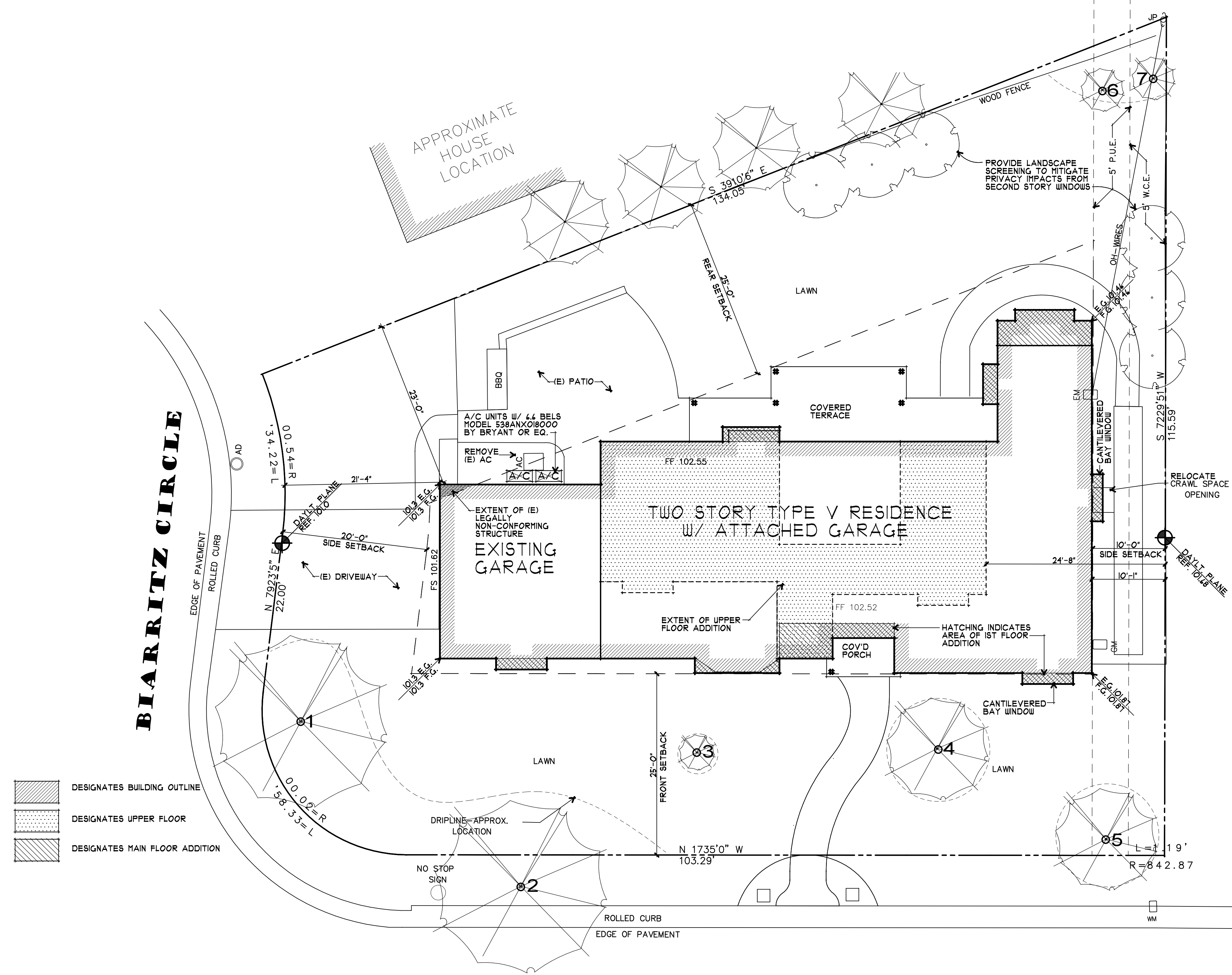
RONALD H. HARRIS  
DARYL V. HARRIS AIA  
rharchitects.com  
rhassociatesglobal.net

LICENSED ARCHITECT  
DARYL V. HARRIS  
No. C 25431  
Exp. 8-16  
STATE OF CALIFORNIA

**A PROPOSED REMODEL & ADDITION FOR:**  
**STEVE & ALIX APPELBERG**  
**LOS ALTOS, CALIFORNIA**  
**231 VALENCIA DRIVE**

drawings	SITE PLAN
revisions	
project number	2193
date	April 17, 2014
sheet number	A1
of	sheets

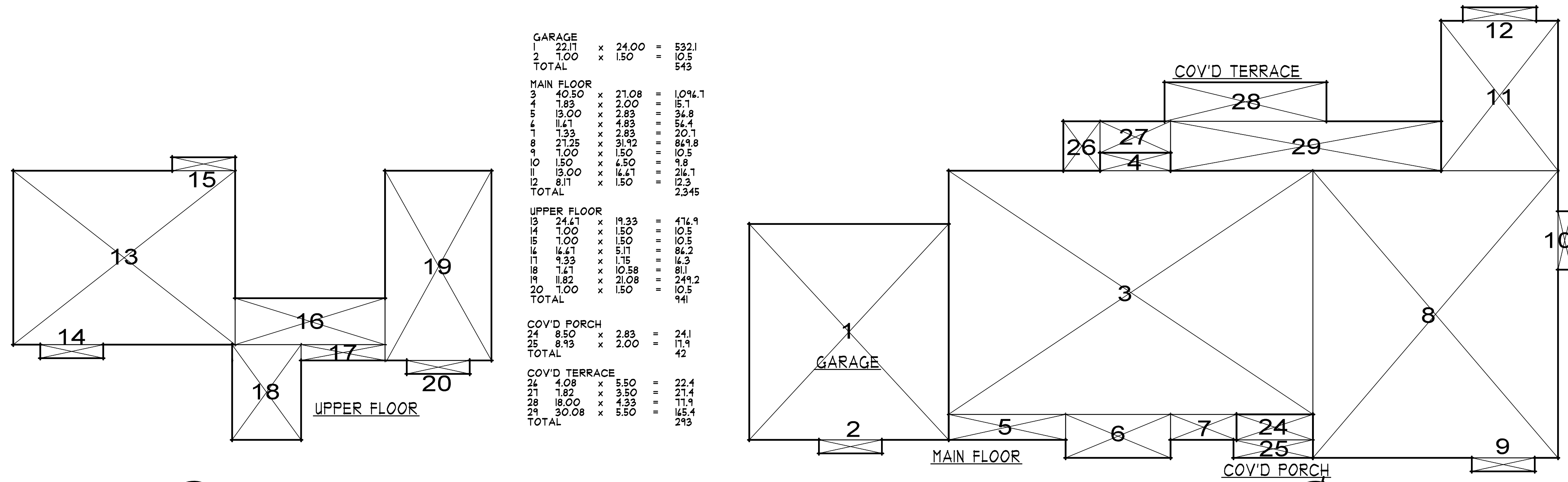




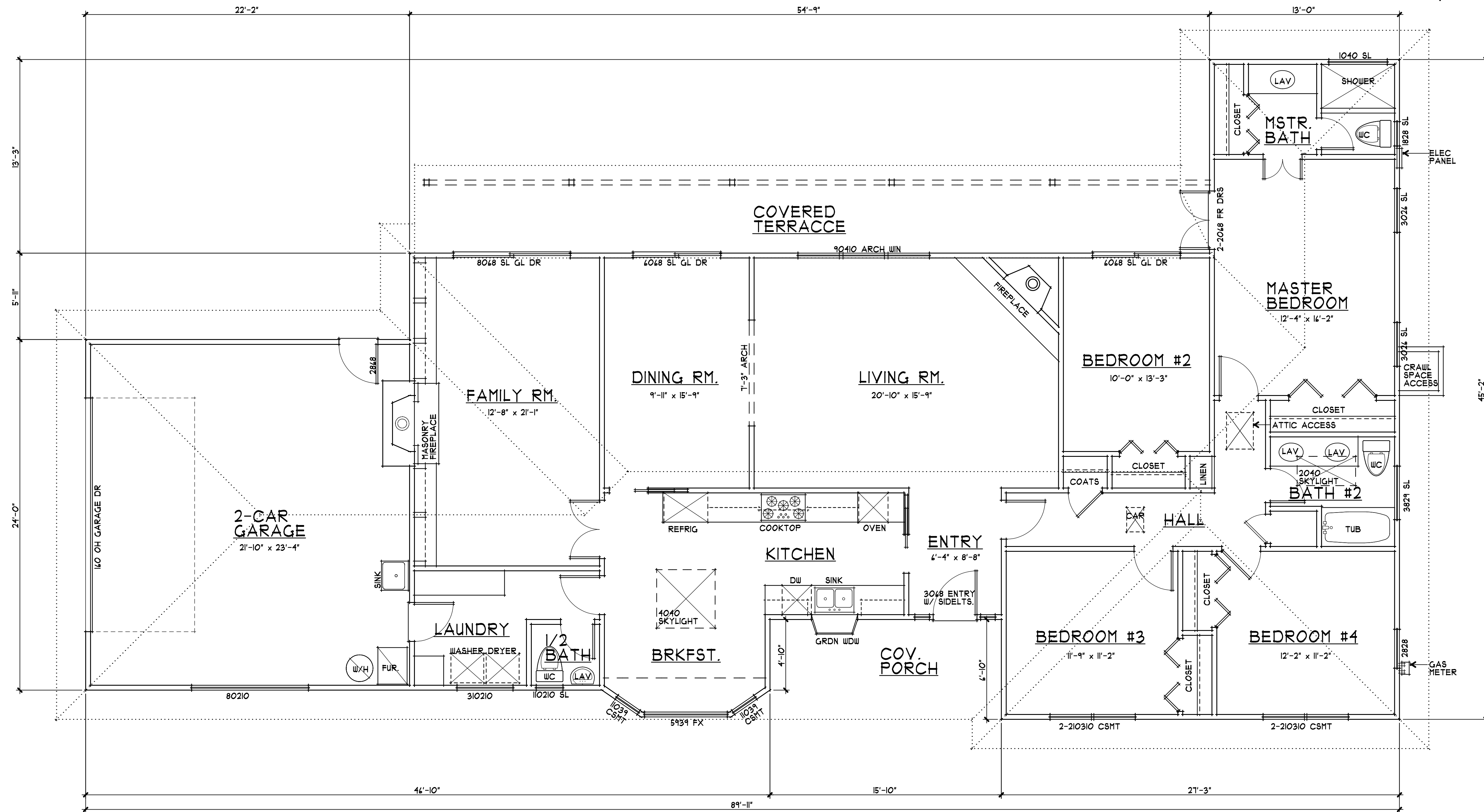
- DESIGNATES BUILDING OUTLINE
- DESIGNATES UPPER FLOOR
- DESIGNATES MAIN FLOOR ADDITION

**VALENCIA DRIVE**

**BIARRITZ CIRCLE**

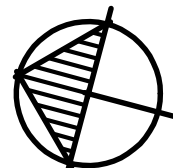


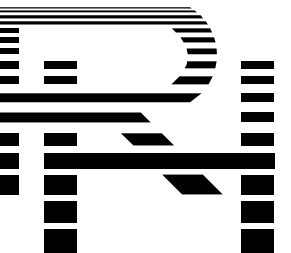
**1 AREA DIAGRAMS**  
 1/8" = 1'-0"



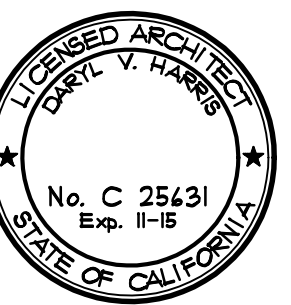
**2 EXISTING FLOOR PLAN**  
 1/4" = 1'-0"

NORTH

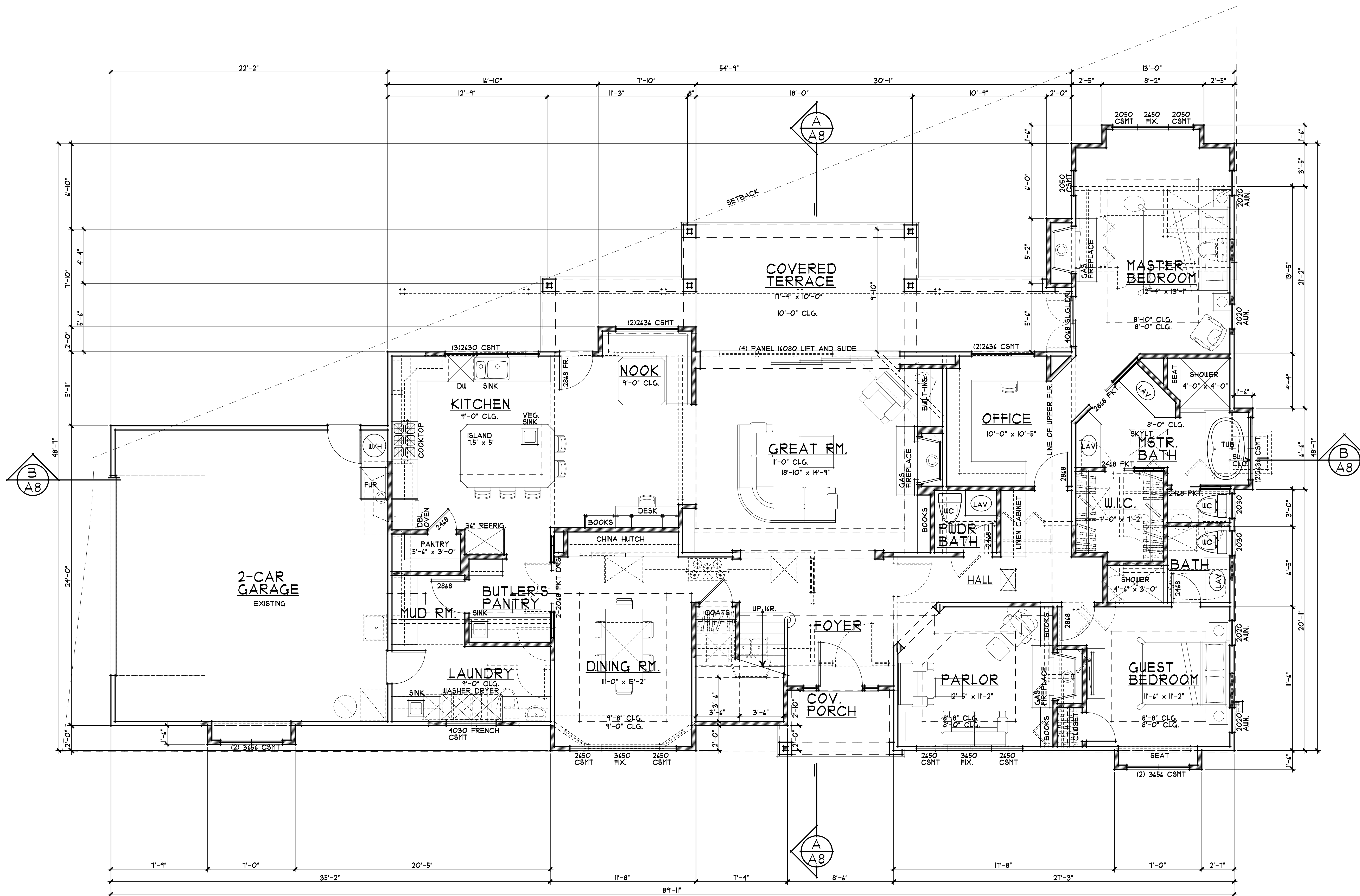




ASSOCIATES  
ARCHITECTS  
22867 SUNSET RIDGE DR.  
ALBURN, CA 95602  
530-268-3055  
RONALD H. HARRIS  
DARYL V. HARRIS A.I.A.  
rhaarchitects.com  
rhaassoc@bcglobal.net



A PROPOSED REMODEL & ADDITION FOR:  
**STEVE & ALIX APPELBERG**  
LOS ALTOS, CALIFORNIA  
231 VALENCIA DRIVE



**WALL SCHEDULE**

- EXISTING WALL
- NEW WALL
- - - EXISTING WALL (TO BE REMOVED)

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

NORTH

drawings  
PROPOSED  
MAIN FLOOR  
PLAN

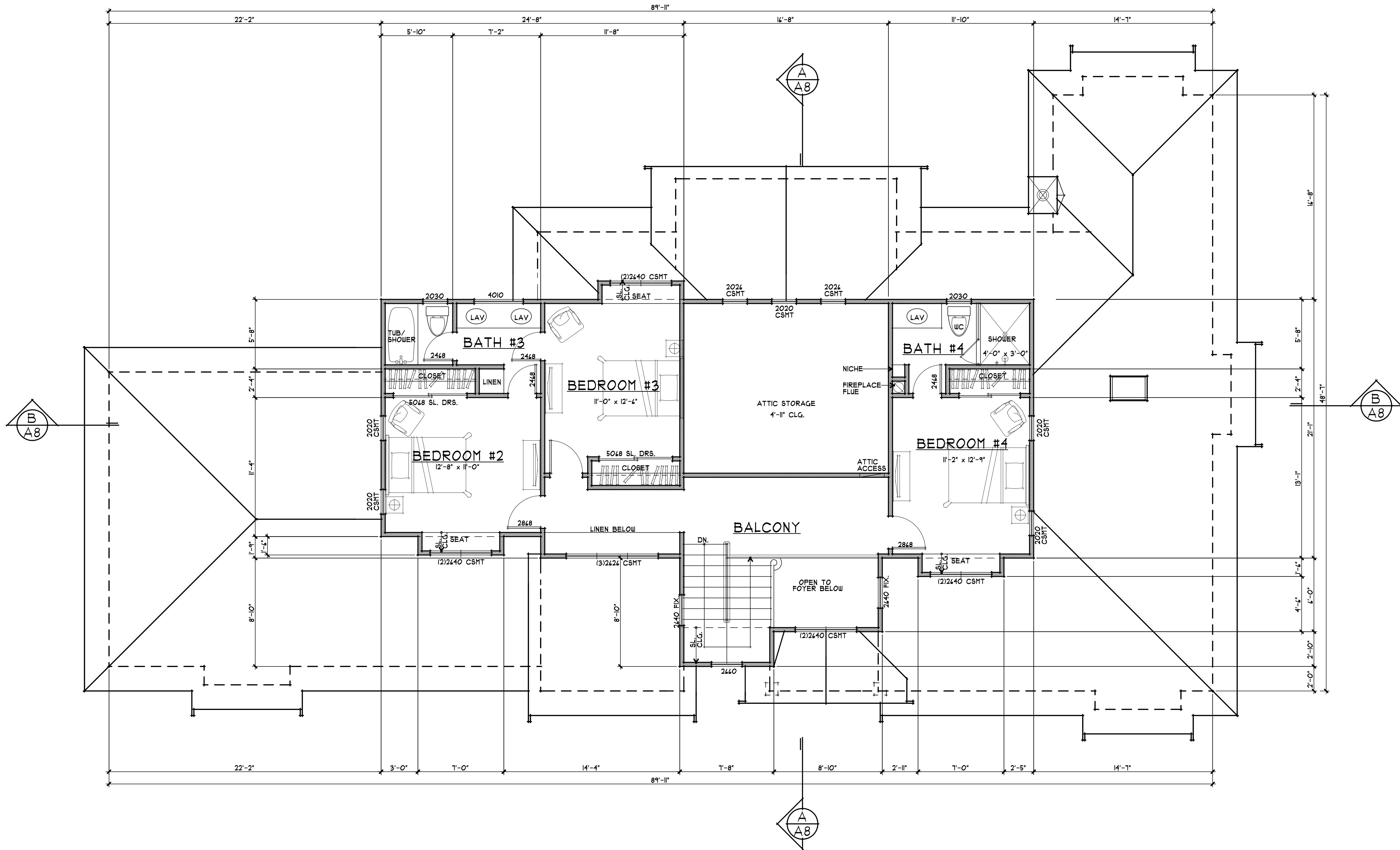
revisions

project number  
2193

date  
April 17, 2014

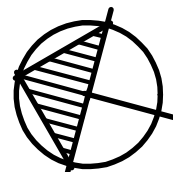
sheet number

**A3**  
of sheets

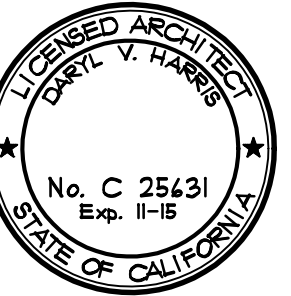



**PROPOSED UPPER FLOOR PLAN**  
 1/4" = 1'-0"

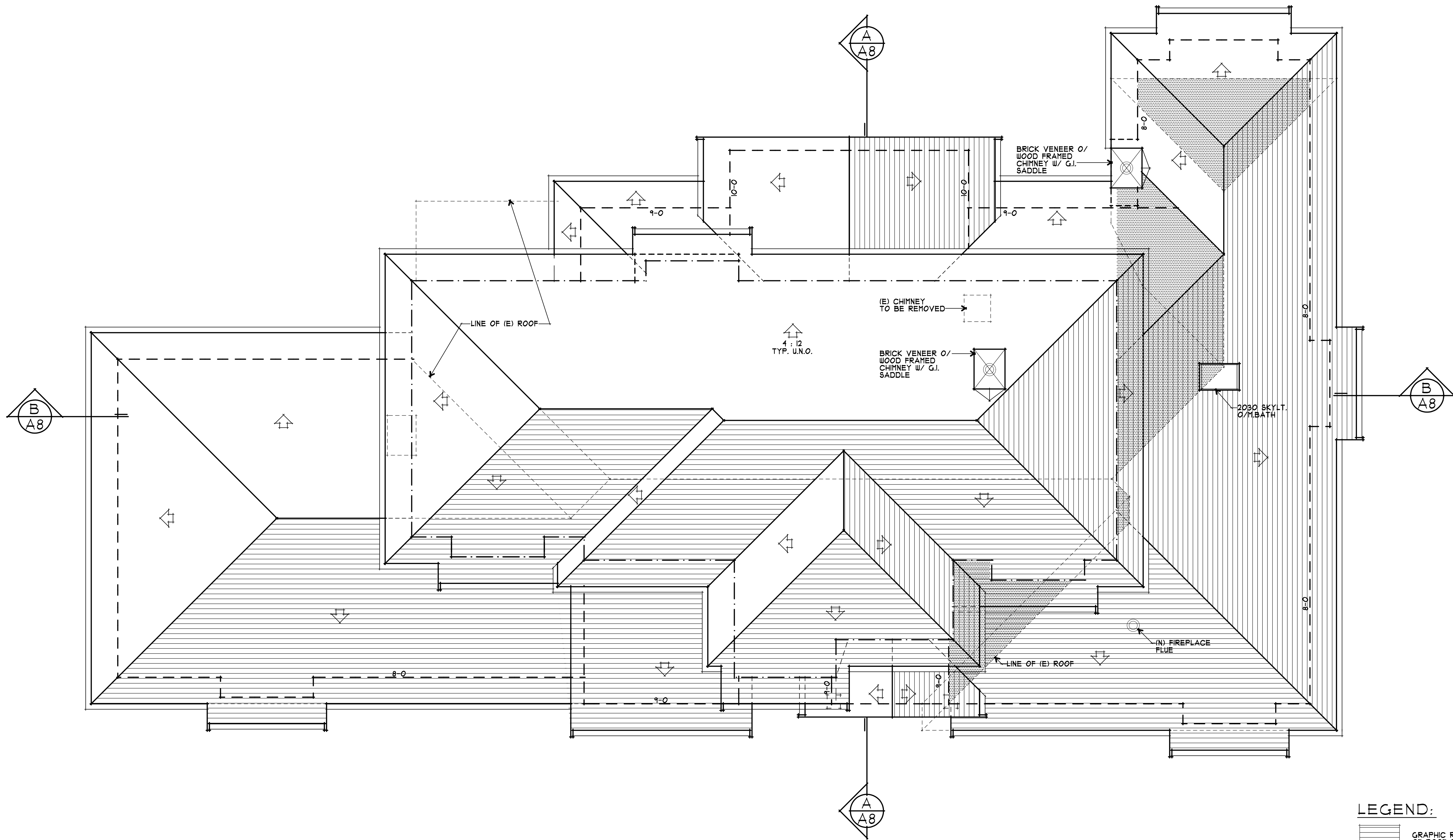
NORTH

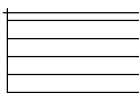




drawings	PROPOSED UPPER FLOOR PLAN
revisions	
project number	2193
date	April 17, 2014
sheet number	A4
of	sheets



**A PROPOSED REMODEL & ADDITION FOR:**  
**STEVE & ALIX APPELBERG**  
 LOS ALTOS, CALIFORNIA  
 231 VALENCIA DRIVE



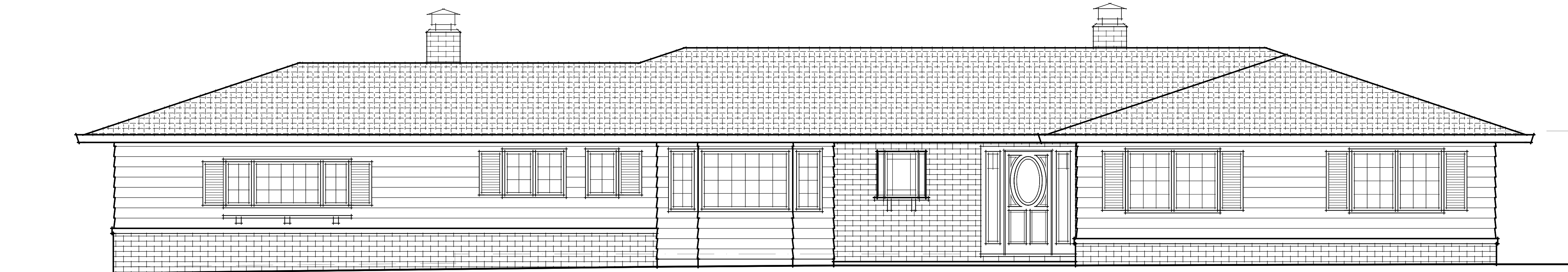
- LEGEND:**
-  GRAPHIC REPRESENTATION OF ROOF SLOPE FACING WEST
  -  GRAPHIC REPRESENTATION OF ROOF SLOPE FACING SOUTH
  -  DESIGNATES AREA OF CALIFORNIA FRAMING

**1**  
**A5** ROOF PLAN  
 1/4" = 1'-0"

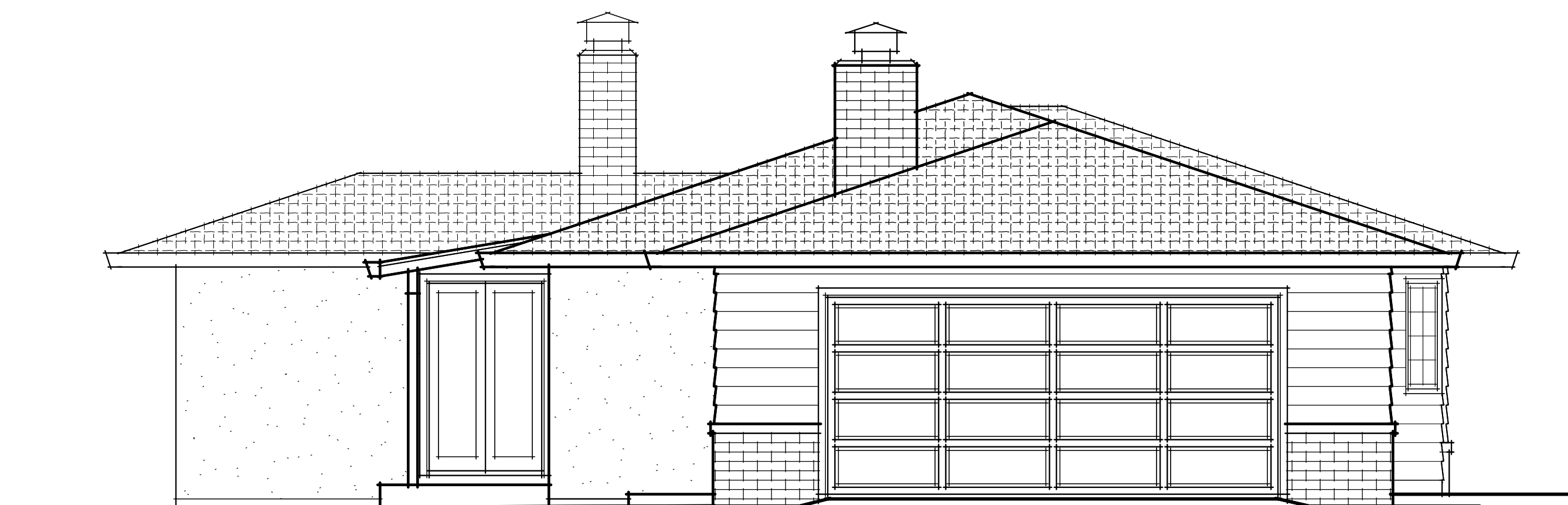


drawings	ROOF PLAN
revisions	
project number	2193
date	April 17, 2014
sheet number	<b>A5</b>
of	sheets

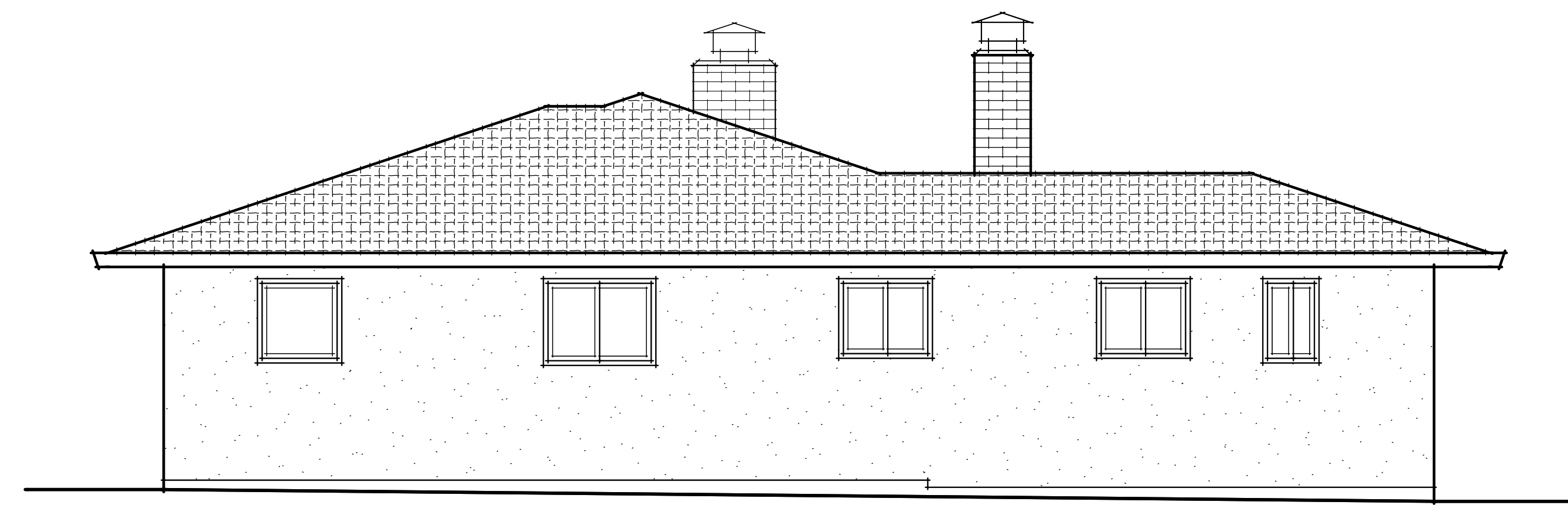




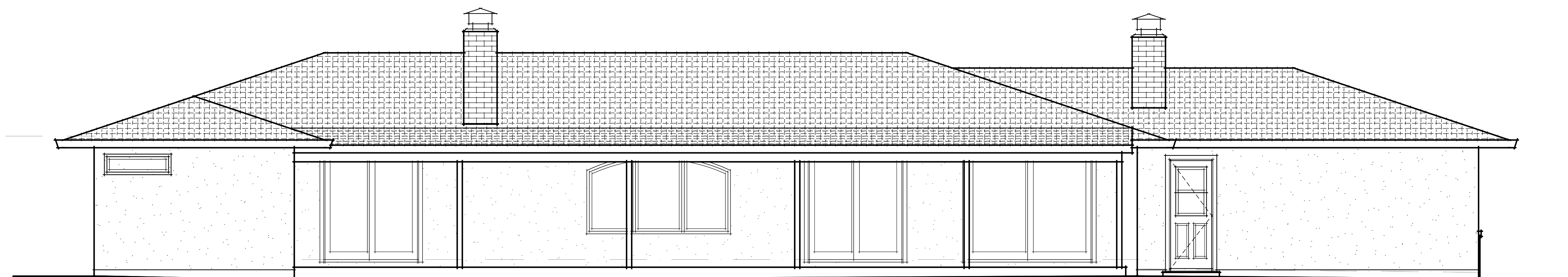
1 EXISTING FRONT (WEST) ELEVATION  
 A6 1/4" = 1'-0"



2 EXISTING LEFT (NORTH) ELEVATION  
 A6 1/4" = 1'-0"

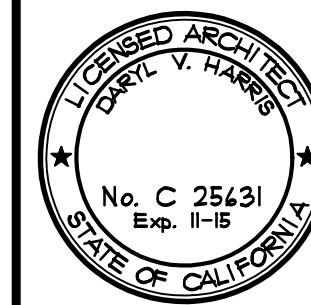


3 EXISTING RIGHT (SOUTH) ELEVATION  
 A6 1/4" = 1'-0"



4 EXISTING REAR (EAST) ELEVATION  
 A6 1/4" = 1'-0"

**A6**  
 ASSOCIATES  
 ARCHITECTS  
 2887 SUNSET RIDGE DR.  
 AUBURN, CA 95602  
 530-268-3055  
 RONALD H. HARRIS  
 DARYL V. HARRIS AIA  
 rhaarchitects.com  
 rhaassoc@sbglobal.net



A PROPOSED REMODEL & ADDITION FOR:  
**STEVE & ALIX APPELBERG**  
 LOS ALTOS, CALIFORNIA  
 231 VALENCIA DRIVE

drawings  
 EXISTING  
 EXTERIOR  
 ELEVATIONS

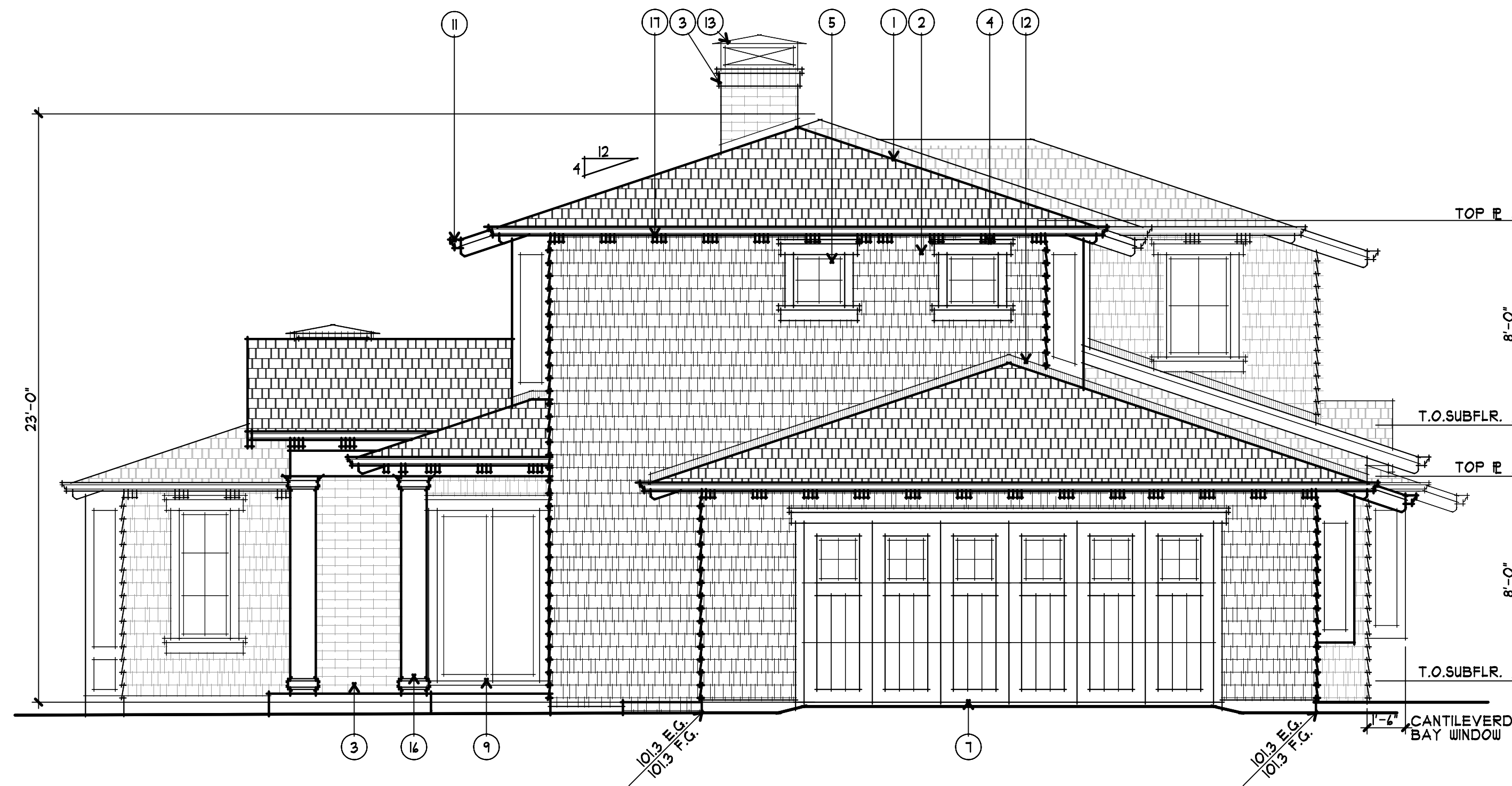
revisions

project number  
 2193

date  
 April 17, 2014

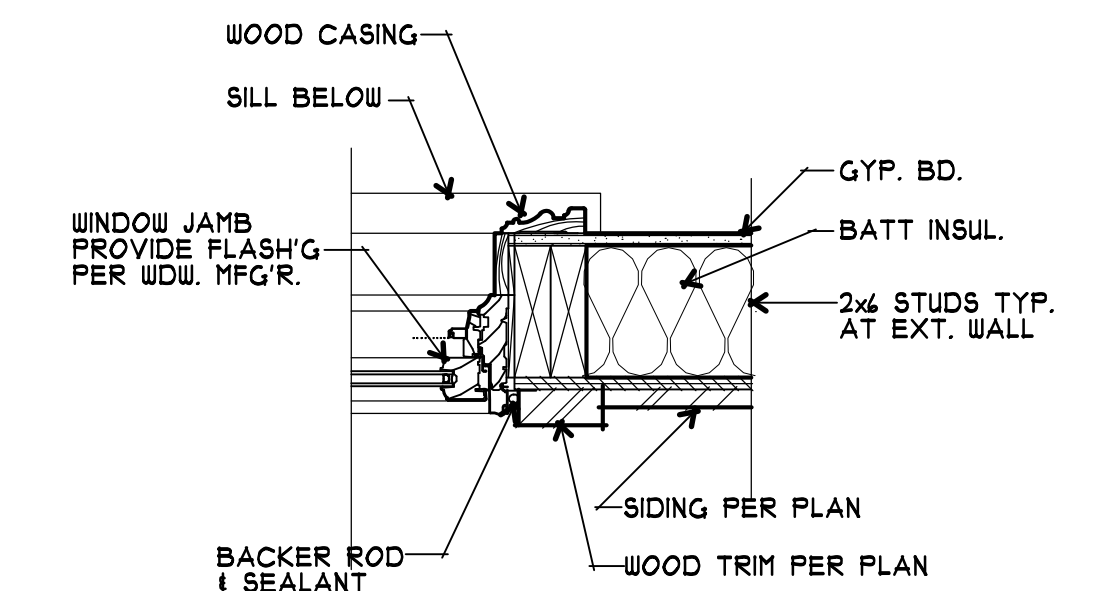
sheet number

**A6**  
 of sheets

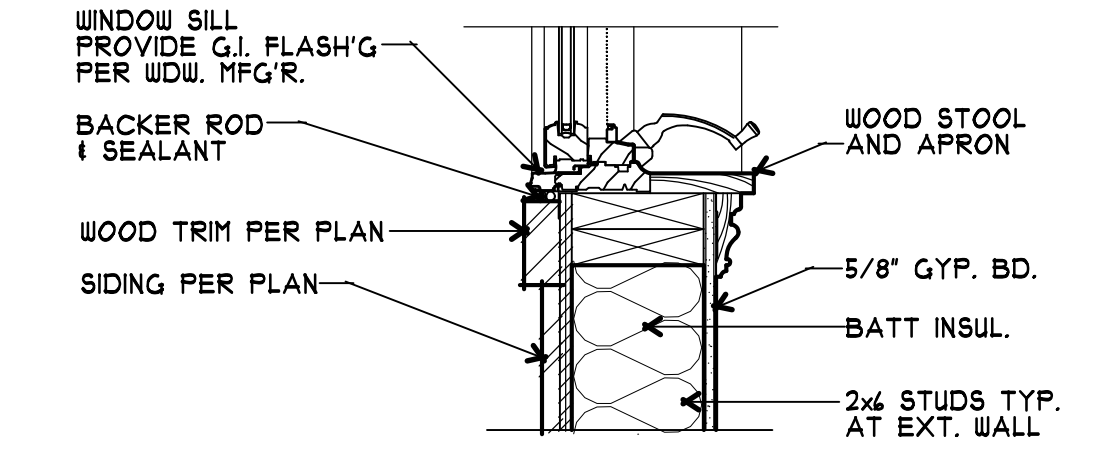


1 LEFT (NORTH) ELEVATION  
 A7 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES O/ 30# FELT
WALLS	2	WOOD SHINGLE SIDING
	3	BRICK VENEER
TRIM	4	WOOD - PAINT
WINDOWS	5	ALUMINUM CLAD WOOD WINDOWS (SEE PLAN FOR OPERATION, SIZE AND GRID PATTERN)
DOORS	6	WOOD ENTRY DOOR W/ GLASS I SIDELITES
	7	CARRIAGE-STYLE, OVERHEAD SECTIONAL WOOD GARAGE DOOR W/ LITES
	8	ALUMINUM CLAD WOOD FRENCH DOOR(S) (SEE PLAN FOR OPERATION AND SIZE)
	9	ALUMINUM CLAD WOOD SLIDING DOOR(S) (SEE PLAN FOR OPERATION AND SIZE)
ATTIC VENT	10	SCREENED WOOD LOUVERS - PAINT
GUTTERS I DOWNSPOUTS	11	G.I. GUTTERS AND DOWNSPOUTS - PAINT
FLASHING	12	G.I. FLASHING - PAINT
CHIMNEY	13	DECORATIVE SHEET METAL CAP - PAINT
SKYLIGHTS	14	CURB MOUNTED - INSTALL PER MNF'G
SHUTTERS	15	WOOD W/ METAL DECORATIVE BRACKET - PAINT
COLUMNS	16	WOOD W/ TRIM ACCENTS AND ROUTED EDGES AND CORBELS
RAFTER TAILS	17	2X8 SHAPED RAFTER TAILS SANDWICHED AROUND EXISTING 2X4 RAFTER TAILS

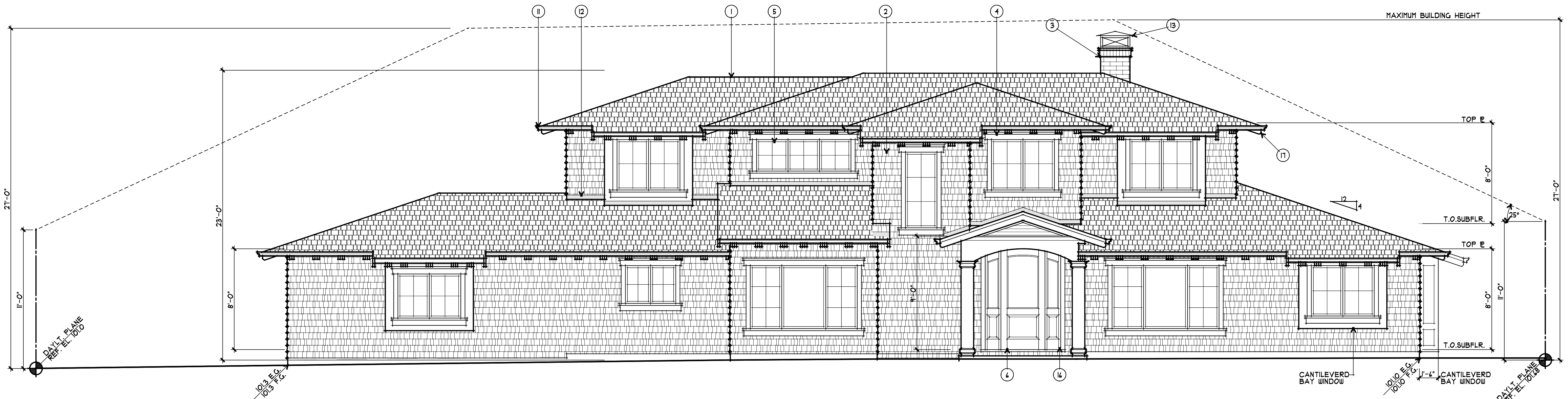


JAMB/HEAD



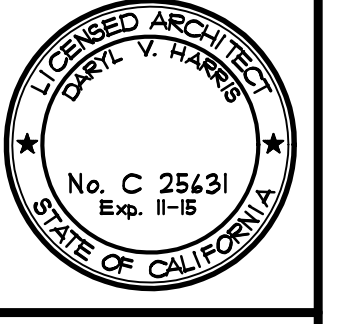
SILL

3 WINDOW DETAILS  
 A7 1/2" = 1'-0"



2 FRONT (WEST) ELEVATION  
 A7 1/4" = 1'-0"

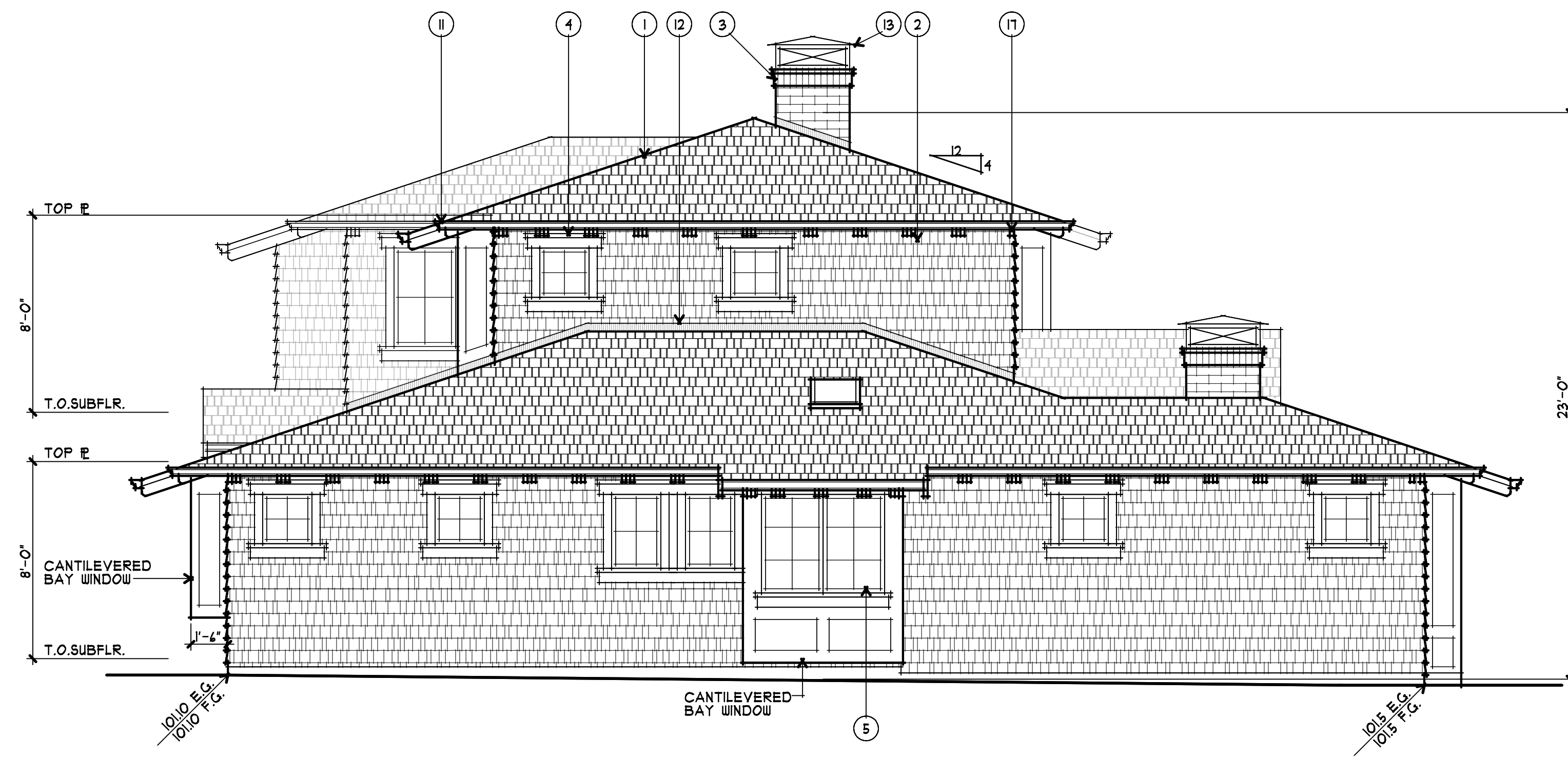
**ASSOCIATES ARCHITECTS**  
 2887 SUNSET RIDGE DR.  
 AUBURN, CA 95602  
 530-268-3055  
 RONALD H. HARRIS  
 DARYL V. HARRIS A.A.  
 rhaarchitects.com  
 rhaassoc@sbglobal.net



**A PROPOSED REMODEL & ADDITION FOR:**  
**STEVE & ALIX APPELBERG**  
**LOS ALTOS, CALIFORNIA**  
 231 VALENCIA DRIVE

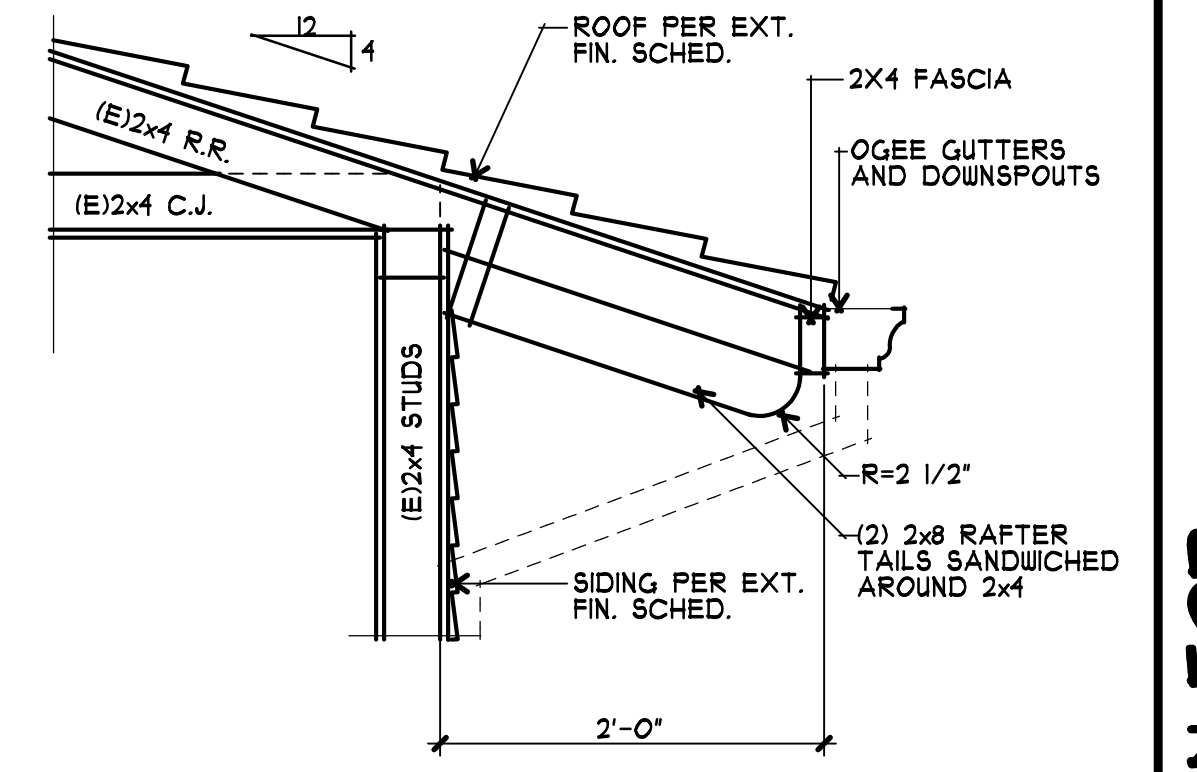
drawings	PROPOSED EXTERIOR ELEVATIONS
revisions	
project number	2193
date	April 17, 2014
sheet number	A7
of	sheets



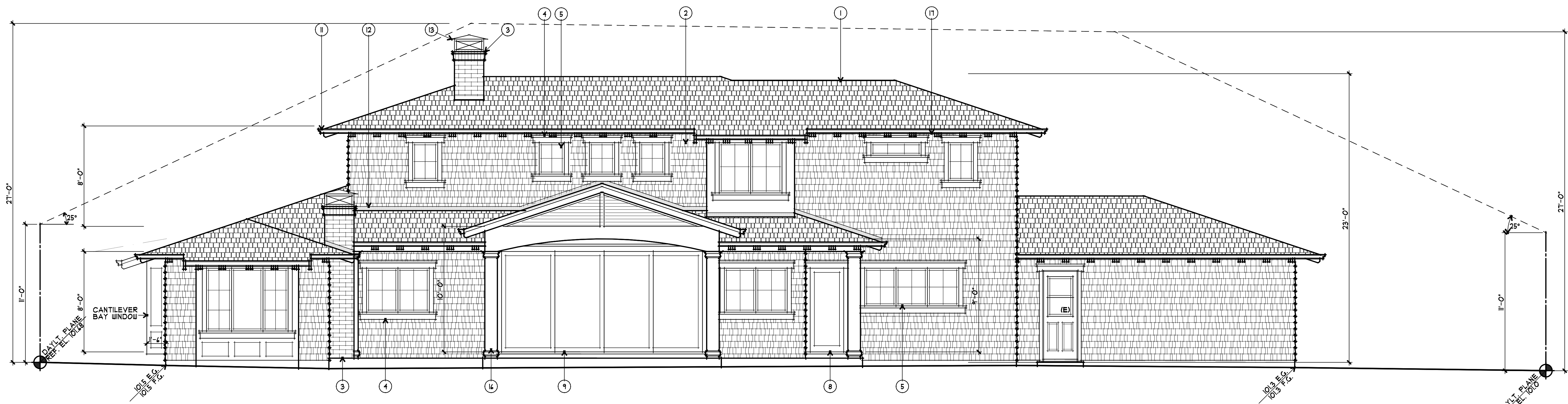


1 RIGHT (SOUTH) ELEVATION  
A8 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES O/ 30# FELT
WALLS	2	WOOD SHINGLE SIDING
	3	BRICK VENEER
TRIM	4	WOOD - PAINT
WINDOWS	5	ALUMINUM CLAD WOOD WINDOWS (SEE PLAN FOR OPERATION, SIZE AND GRID PATTERN)
DOORS	6	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	7	CARRIAGE-STYLE, OVERHEAD SECTIONAL WOOD GARAGE DOOR W/ LITES
	8	ALUMINUM CLAD WOOD FRENCH DOOR(S) (SEE PLAN FOR OPERATION AND SIZE)
	9	ALUMINUM CLAD WOOD SLIDING DOOR(S) (SEE PLAN FOR OPERATION AND SIZE)
ATTIC VENT	10	SCREENED WOOD LOUVERS - PAINT
GUTTERS & DOWNSPOUTS	11	G.I. GUTTERS AND DOWNSPOUTS - PAINT
FLASHING	12	G.I. FLASHING - PAINT
CHIMNEY	13	DECORATIVE SHEET METAL CAP - PAINT
SKYLIGHTS	14	CURB MOUNTED - INSTALL PER MNF'G
SHUTTERS	15	WOOD W/ METAL DECORATIVE BRACKET - PAINT
COLUMNS	16	WOOD W/ TRIM ACCENTS AND ROUTED EDGES AND CORBELS
RAFTER TAILS	17	2x8 SHAPED RAFTER TAILS SANDWICHED AROUND EXISTING 2x4 RAFTER TAILS

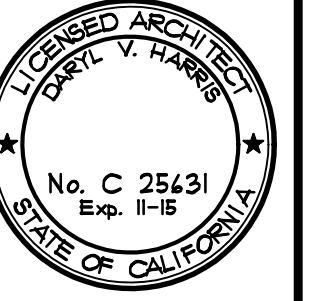


2 TYPICAL EAVE DETAIL  
A8 1" = 1'-0"



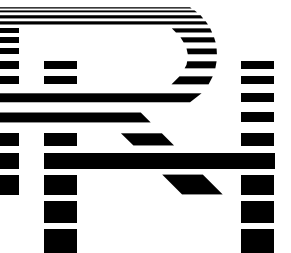
2 FRONT (WEST) ELEVATION  
A8 1/4" = 1'-0"

**ASSOCIATES ARCHITECTS**  
2887 SUNSET RIDGE DR.  
AUBURN, CA 95602  
530-268-3055  
RONALD H. HARRIS  
DARYL V. HARRIS AIA  
rhharchitects.com  
rhassociatesglobal.net



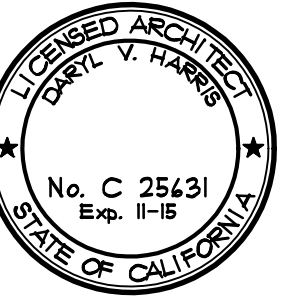
A PROPOSED REMODEL & ADDITION FOR:  
**STEVE & ALIX APPELBERG**  
 LOS ALTOS, CALIFORNIA  
 231 VALENCIA DRIVE

drawings	EXTERIOR ELEVATION
BUILDING SECTION	
revisions	
project number	2193
date	April 17, 2014
sheet number	A8
of sheets	

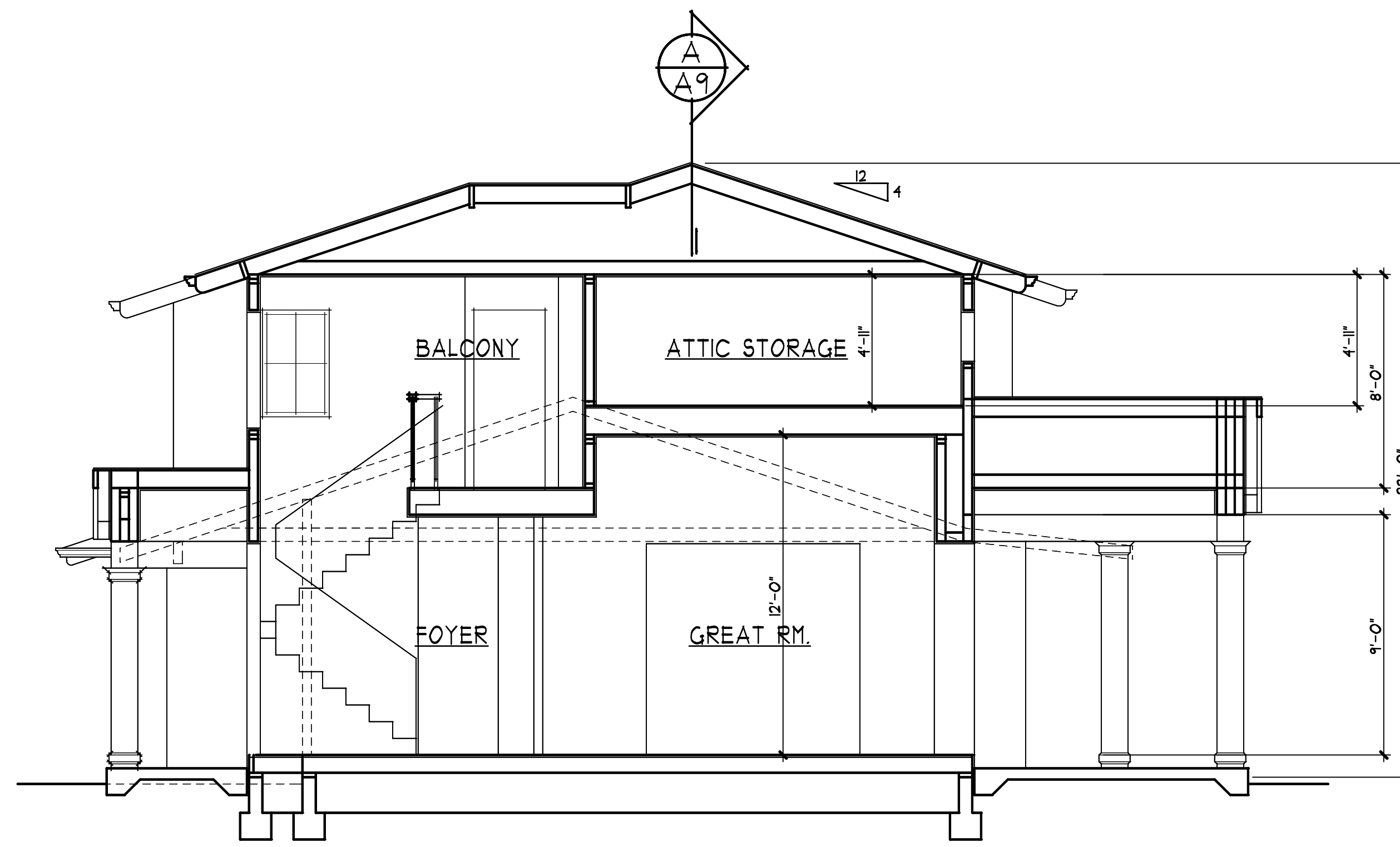


ASSOCIATES  
ARCHITECTS  
2887 SUNSET RIDGE DR.  
AUBURN, CA 95602  
530-268-3055

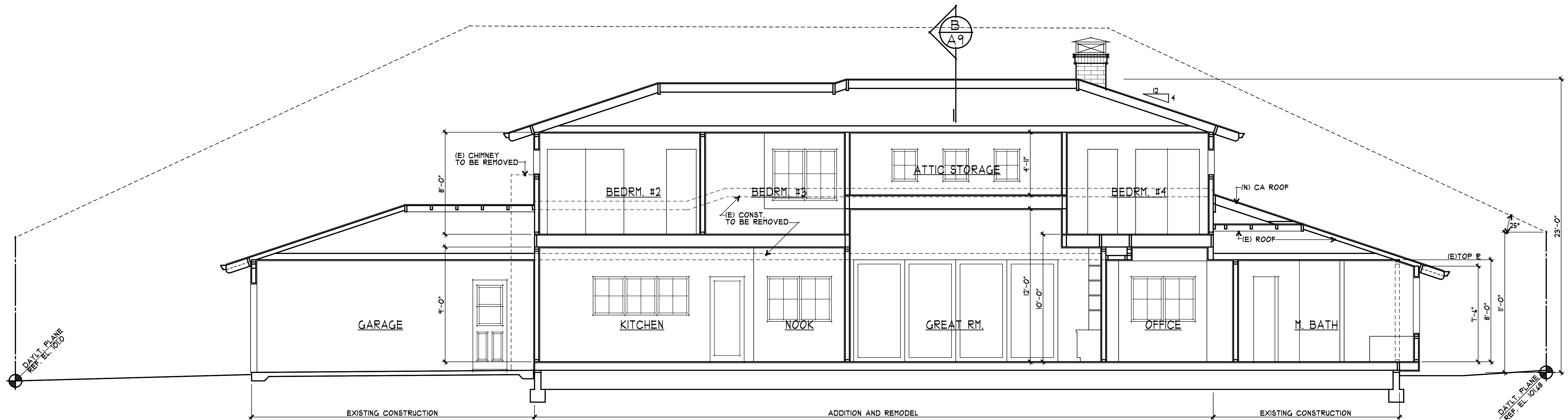
RONALD H. HARRIS  
DARYL V. HARRIS AIA  
rhaarchitects.com  
rhaassoc@sbglobal.net



A PROPOSED REMODEL & ADDITION FOR:  
**STEVE & ALIX APPELBERG**  
LOS ALTOS, CALIFORNIA  
231 VALENCIA DRIVE



**B** BUILDING SECTION  
1/4" = 1'-0"



**A** BUILDING SECTION  
1/4" = 1'-0"

drawings  
BUILDING SECTIONS

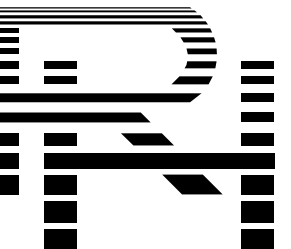
revisions

project number  
2193

date  
April 17, 2014

sheet number

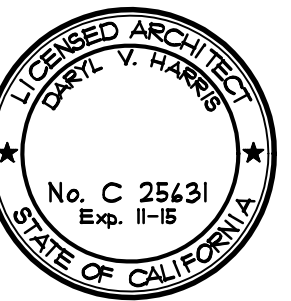
**A9**  
of sheets



ASSOCIATES  
ARCHITECTS

22867 SUNSET RIDGE DR.  
AUBURN, CA 95602  
530-268-3055

RONALD H. HARRIS  
DARYL V. HARRIS A.L.A.  
rhaarchitects.com  
rhaassoc@sbglobal.net



A PROPOSED REMODEL & ADDITION FOR:  
**STEVE & ALIX APPELBERG**  
LOS ALTOS, CALIFORNIA  
231 VALENCIA DRIVE

drawings  
50% RULE  
JUSTIFICATION

revisions

project number  
2193

date  
April 17, 2014

sheet number

A10  
of sheets

1	22.11	x	24.00	=	532.1
2	3.00	x	10.58	=	31.7
3	3.00	x	10.58	=	31.7
4	2.15	x	4.00	=	8.6
10	1.00	x	2.50	=	2.5
11	2.25	x	3.25	=	7.3
12	12.33	x	6.82	=	84.1
13	1.50	x	0.75	=	1.1
14	14.41	x	31.42	=	452.8
15	13.00	x	13.35	=	173.6
16	0.15	x	0.75	=	0.1
TOTAL					1,429

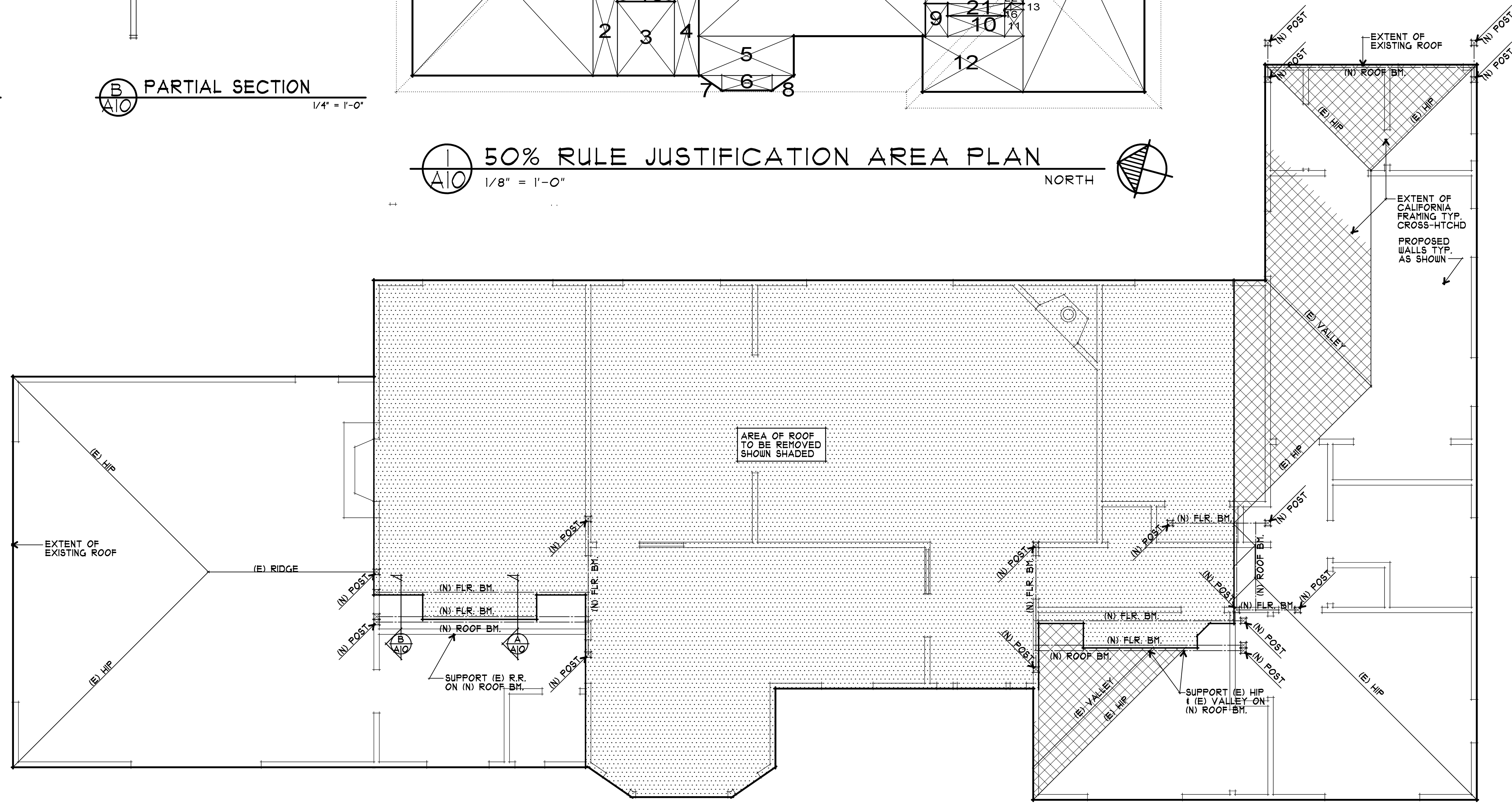
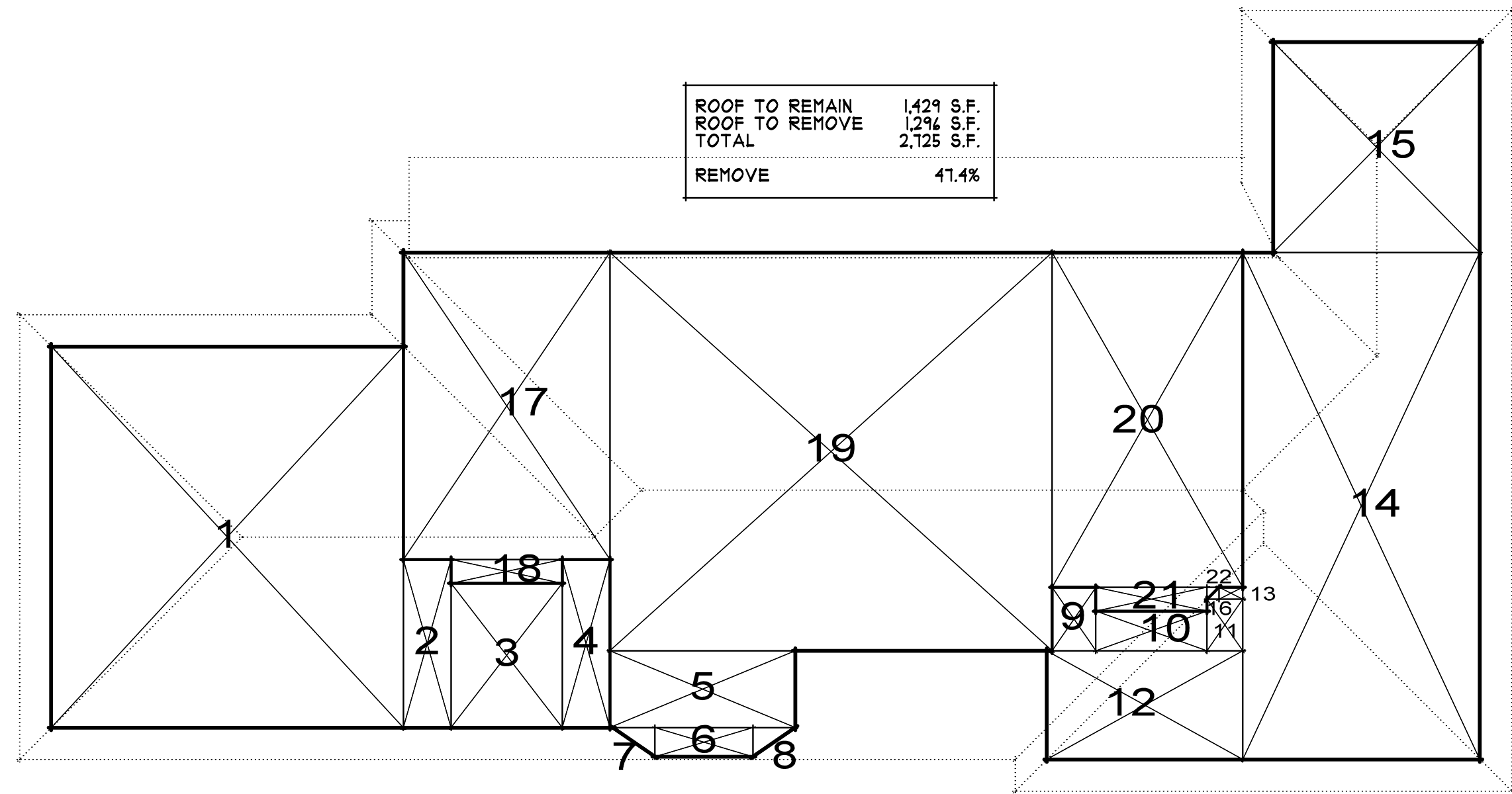
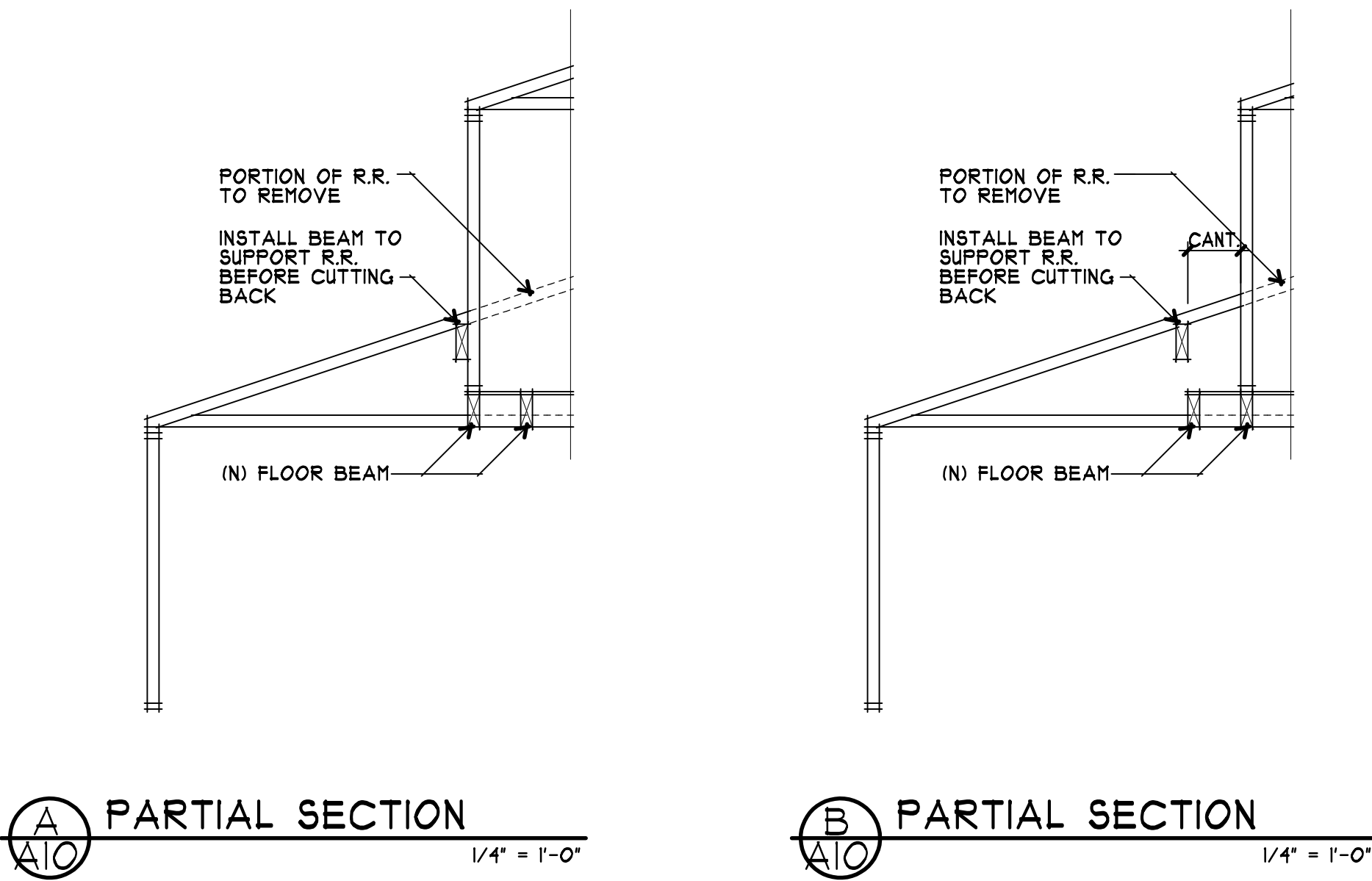
  

17	13.00	x	19.23	=	250.0
18	1.00	x	1.50	=	1.5
19	21.82	x	25.08	=	547.1
20	12.00	x	21.08	=	253.0
21	1.00	x	1.50	=	1.5
22	0.15	x	0.75	=	0.1
23	11.11	x	4.82	=	53.5
4	4.11	x	1.82	=	7.5
7	2.47	x	1.82	=	4.5
8	2.47	x	1.82	=	4.5
TOTAL					1,234

ROOF TO REMAIN	1,429	S.F.
ROOF TO REMOVE	124	S.F.
TOTAL	2,125	S.F.
REMOVE	41.4%	

ROOF TO REMAIN	1,429	S.F.
ROOF TO REMOVE	124	S.F.
TOTAL	2,125	S.F.
REMOVE	41.4%	



NOTE:  
SUPPORT EXISTING ROOF FRAMING  
MEMBERS TO REMAIN PRIOR TO  
MODIFYING AND REMOVING PORTIONS



