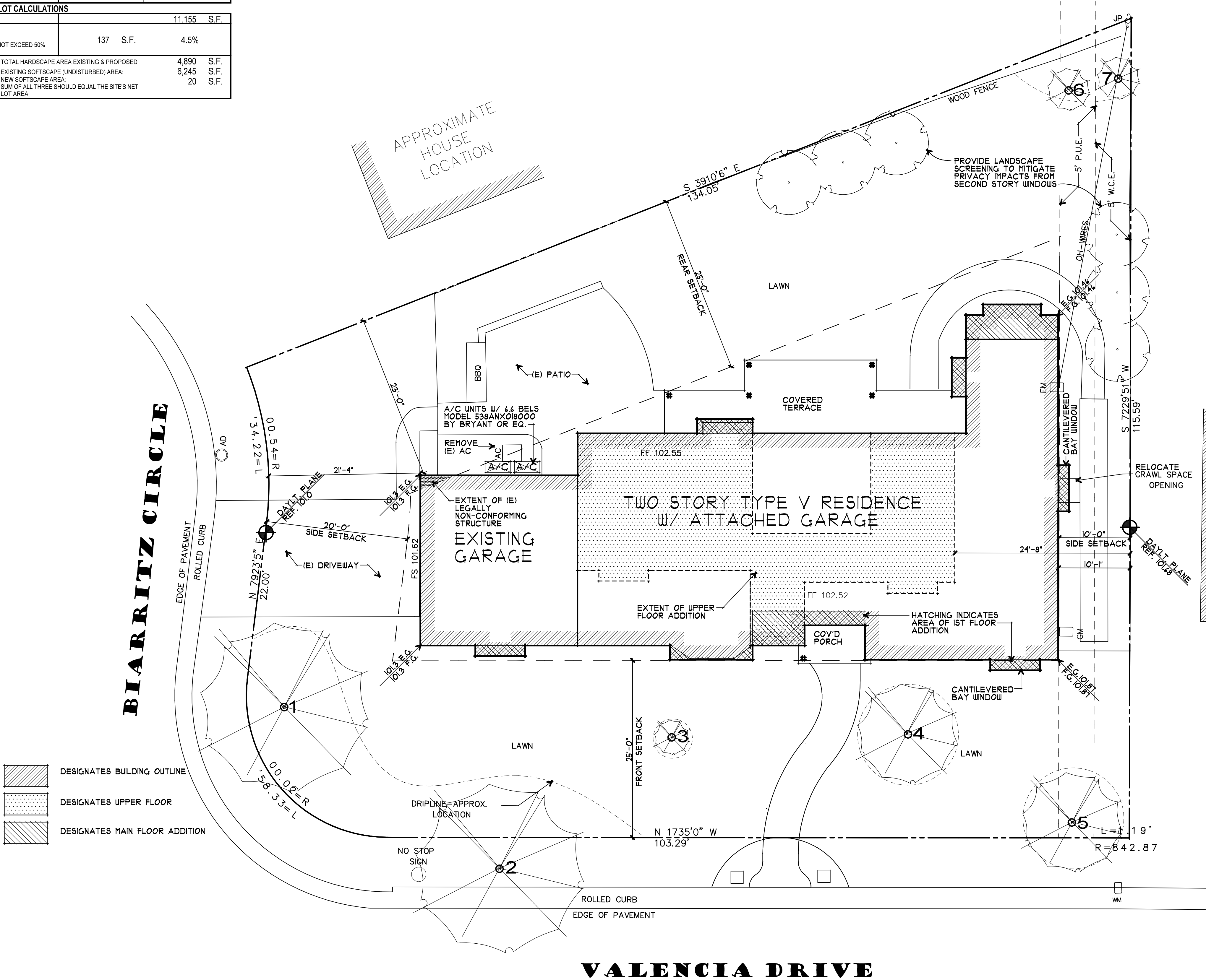


ZONING COMPLIANCE					
	EXISTING	PROPOSED	ALLOWED/REQ'D		
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6' HIGH	2,725 S.F.	3,223 S.F.	3,347 S.F.		
	24.4%	28.9%	30.0%		
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1ST FLR. 2,725 S.F.	2,888 S.F.	3,866 S.F.		
	2ND FLR. 0 S.F.	941 S.F.			
	TOTAL 2,725 S.F.	3,829 S.F.			
	24.4%	34.3%	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		20 S.F.		
SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA					

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



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

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

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
- C1 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	
EXISTING	941 S.F.
NEW	22 S.F.
TOTAL	963 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	29 S.F.
TOTAL	395 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	3,864 S.F.
PROPOSED	3,821 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 GROUPS: R-3/U

TYPES OF CONSTRUCTION: I-B

OCCUPANCY CATEGORY: II

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

ARCHITECT: RH ASSOCIATES, ARCHITECTS
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AUBURN, CA 95602
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steve@rharchitects.com

CIVIL ENGINEER: NNR ENGINEERING
535 WEYBRIDGE DRIVE
SAN JOSE, CA 95131
CONTACT: NADIM RAFOUL
(408) 348-1813
nnrengineering@yahoo.com



3 VICINITY MAP
NO SCALE NORTH

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STATE OF CALIFORNIA

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

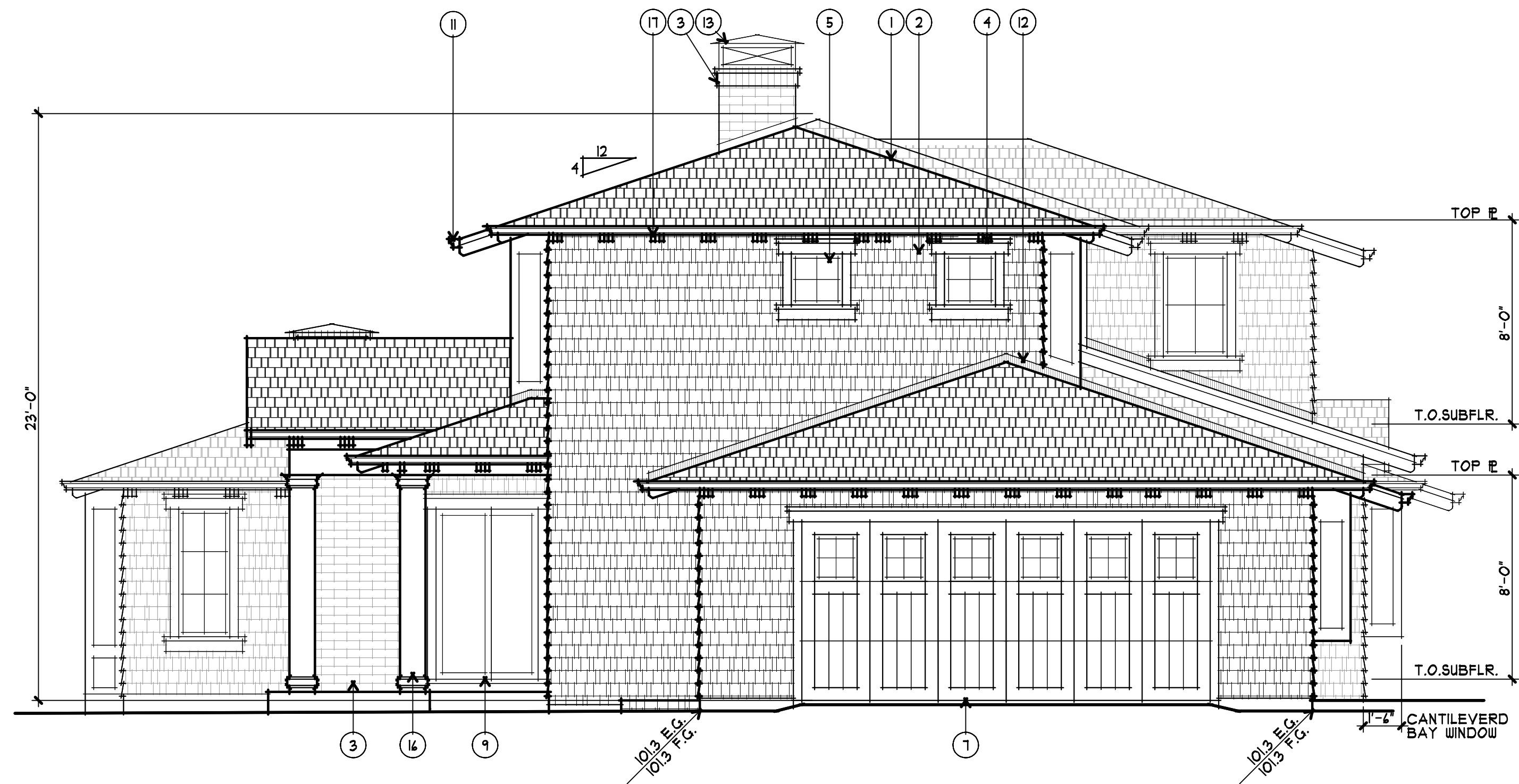
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SITE PLAN

revisions

project number
2193

date
April 17, 2014

sheet number
A1
of sheets

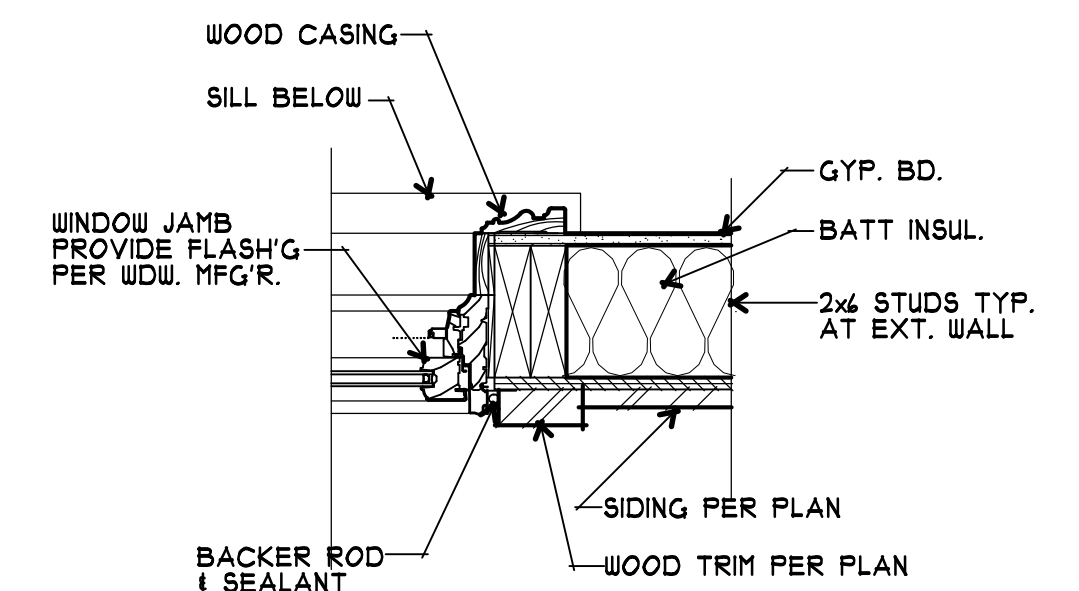


1 LEFT (NORTH) ELEVATION
1/4" = 1'-0"

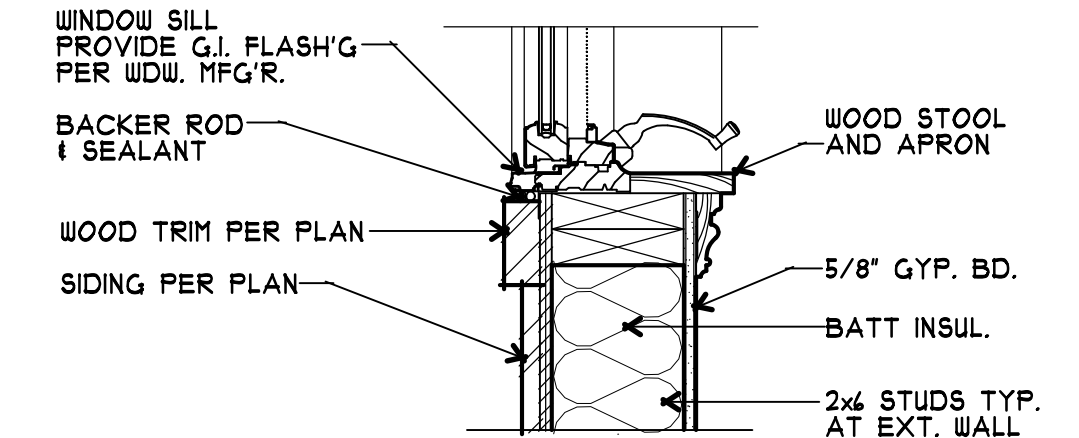


2 FRONT (WEST) ELEVATION
1/4" = 1'-0"

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 MFG'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

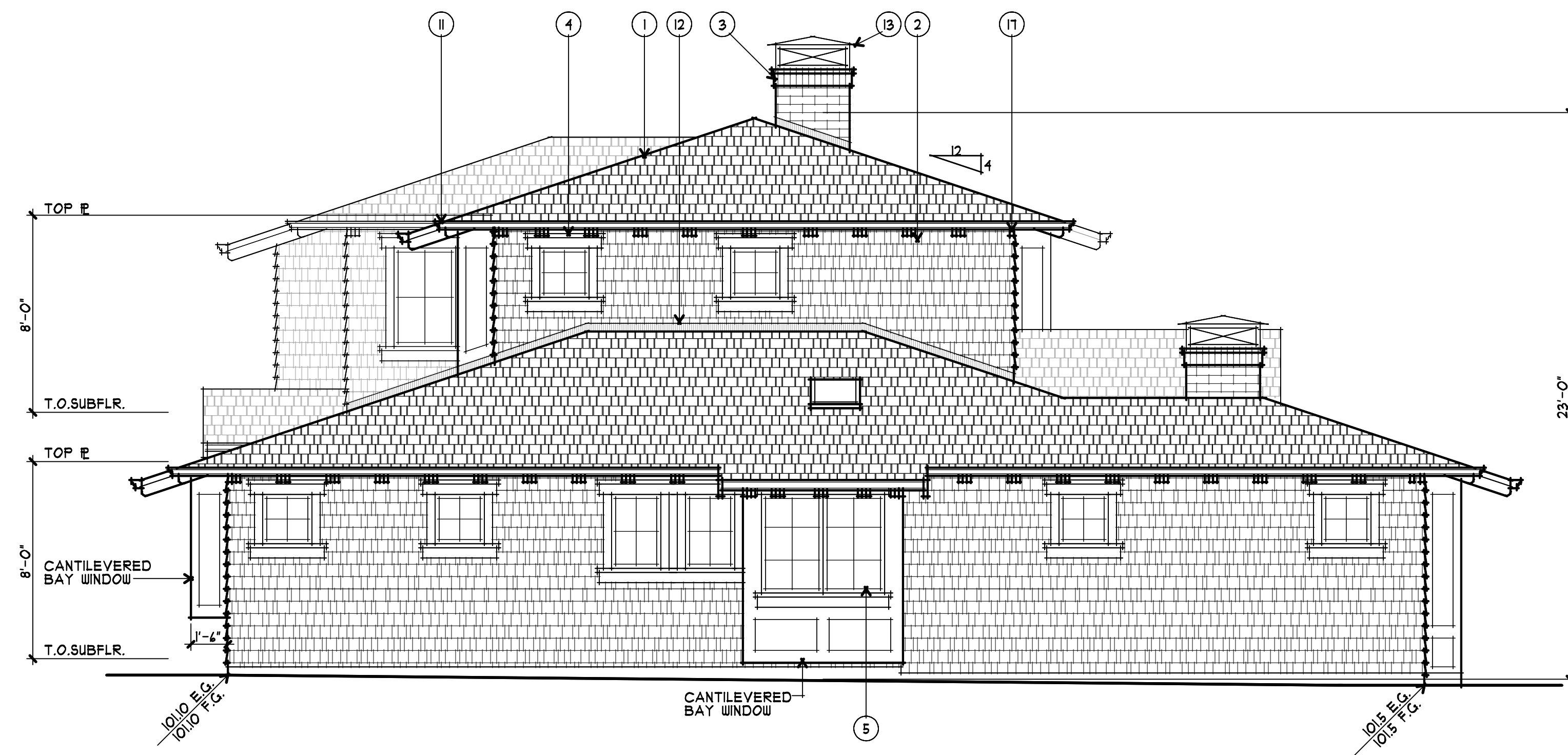
3 WINDOW DETAILS
1/2" = 1'-0"

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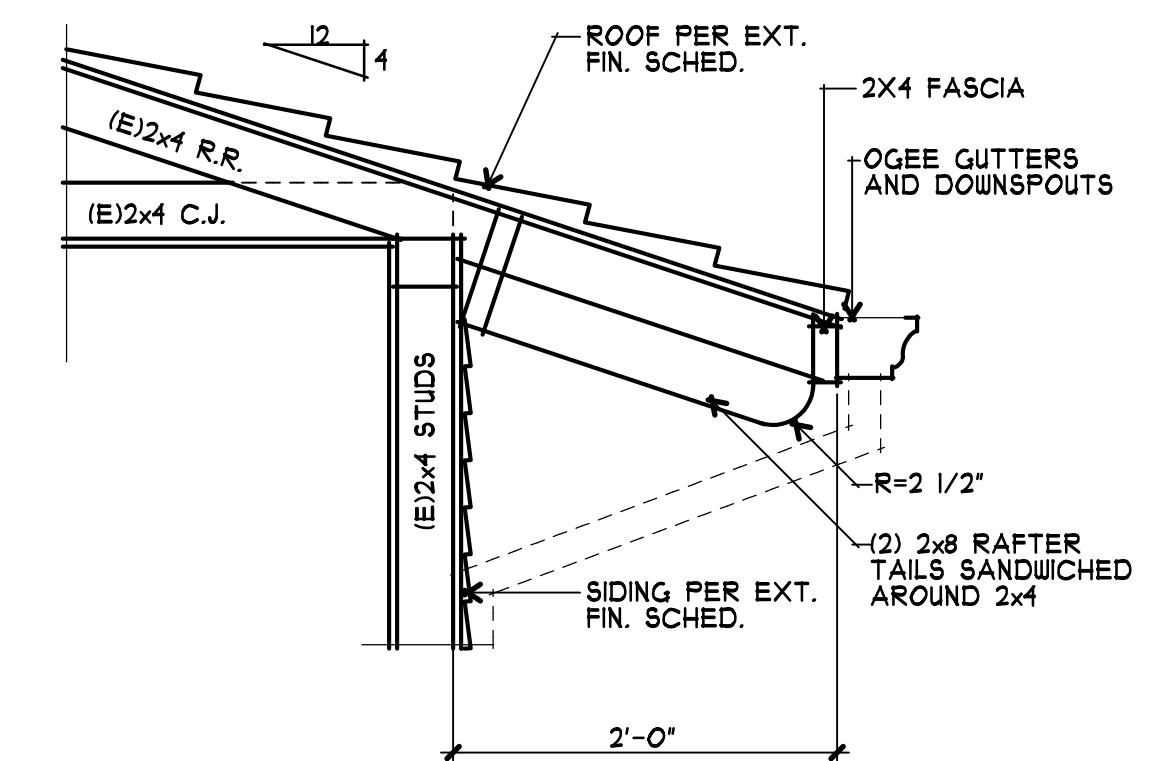
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DARYL V. HARRIS
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Exp. 8-18
STATE OF CALIFORNIA

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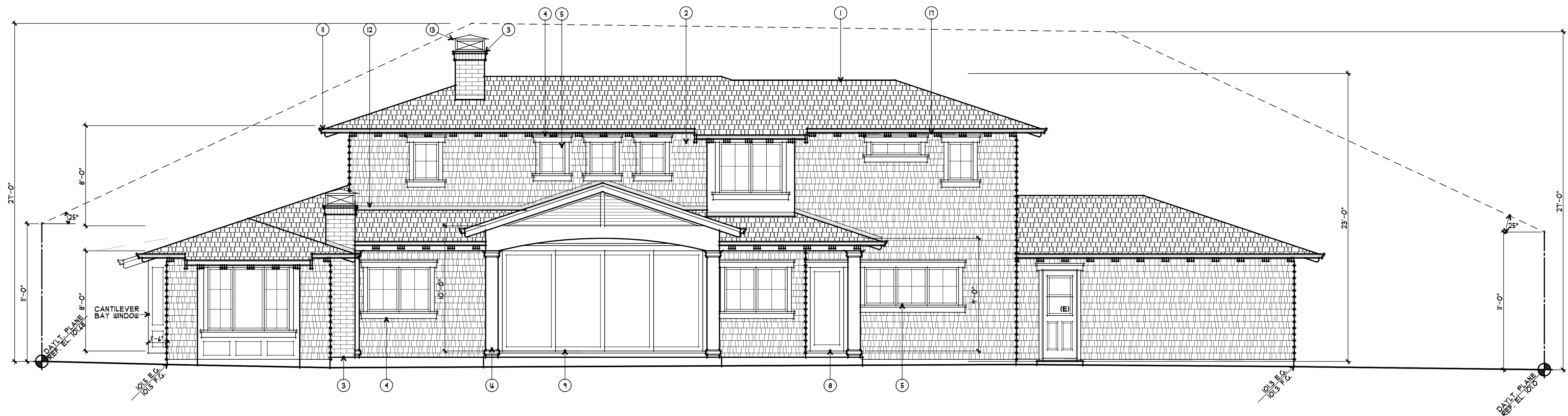
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revisions	
project number	2193
date	April 17, 2014
sheet number	A7
of	sheets



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



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



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

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
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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