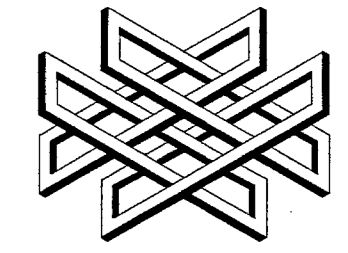
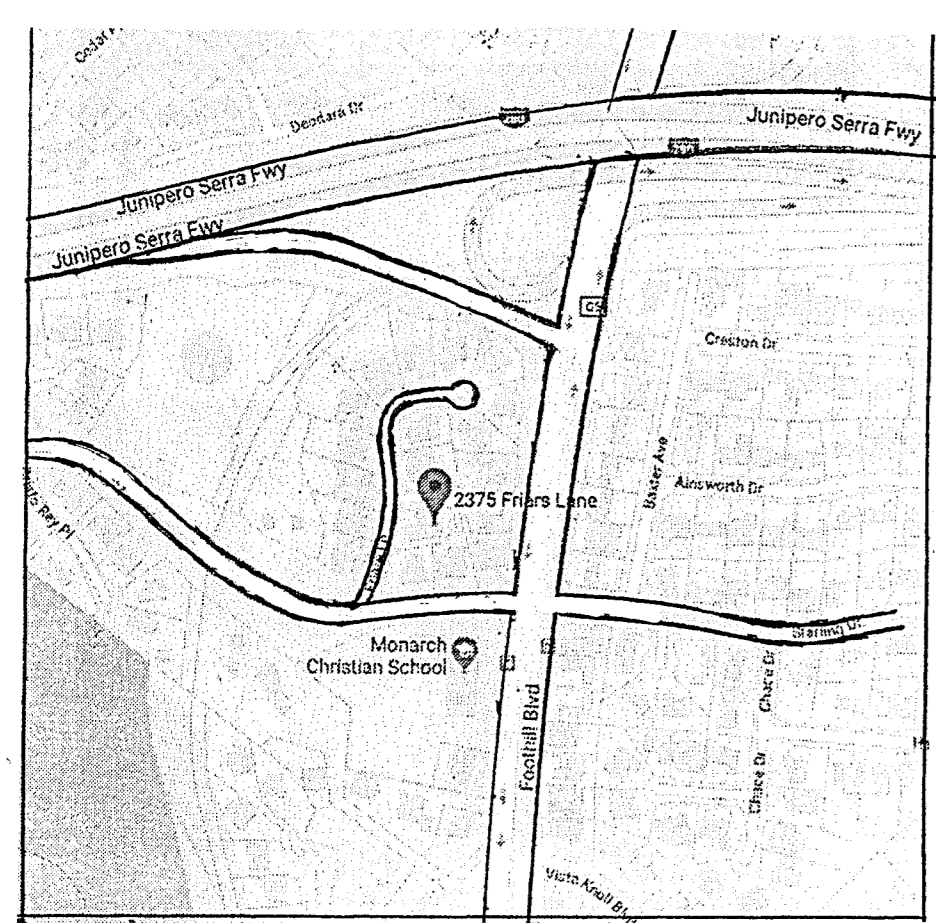


REVISIONS	DATE


 Ashford Associates 4155 El Camino Way Suite A
 Palo Alto, Ca. 94306 (650) 4937873
 ADDITION AND REMODELING TO A HOUSE AT 2375 FRIARS LANE, LOS ALTOS, CA.

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SCALE
JOB NO.
SHEET
1



VICINITY MAP

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	3014.54 square feet (27.9%)	3299.38 square feet (29.4%)	3300 square feet (30%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr. 3014.54 sq ft 2nd Flr. _____ sq ft Total: _____ sq ft (27.4%)	1st Flr. 3014.54 sq ft 2nd Flr. 711.07 sq ft Total: 3821.75 sq ft (35.7%)	3850 square feet (35.7%)
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Right side (1st/2nd)	11.8 feet / 12.5 feet	11.8 feet / 12.5 feet	10 feet / 10 feet
Left side (1st/2nd)	21.5 feet / _____ feet	21.5 feet / _____ feet	20 feet / _____ feet
HEIGHT:	18 feet	23.4 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	2265.95 square feet	+1121.76 square feet	3387.71 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	748.5 square feet	-314.46 square feet	434.04 square feet

LOT CALCULATIONS

NET LOT AREA:	11002 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	882 square feet (48%)
LANDSCAPING BREAKDOWN:	
Total hardscape area (existing and proposed):	4317.63 sq ft
Existing softscape (undisturbed) area:	2321.37 sq ft
New softscape (new or replaced landscaping) area:	4163 sq ft
<i>Sum of all three should equal the site's net lot area</i>	

project description

1st floor: remodel - kitchen, dining and living, master bedroom, bedrooms #1 #2
 addition of - powder room, stairs, guest room and bathroom.
 new 2nd floor: 2 bedrooms, mezzanine and balcony

PROJECT DATA

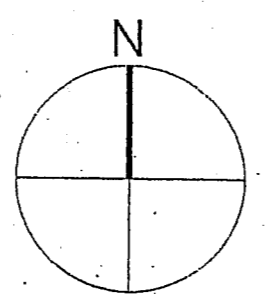
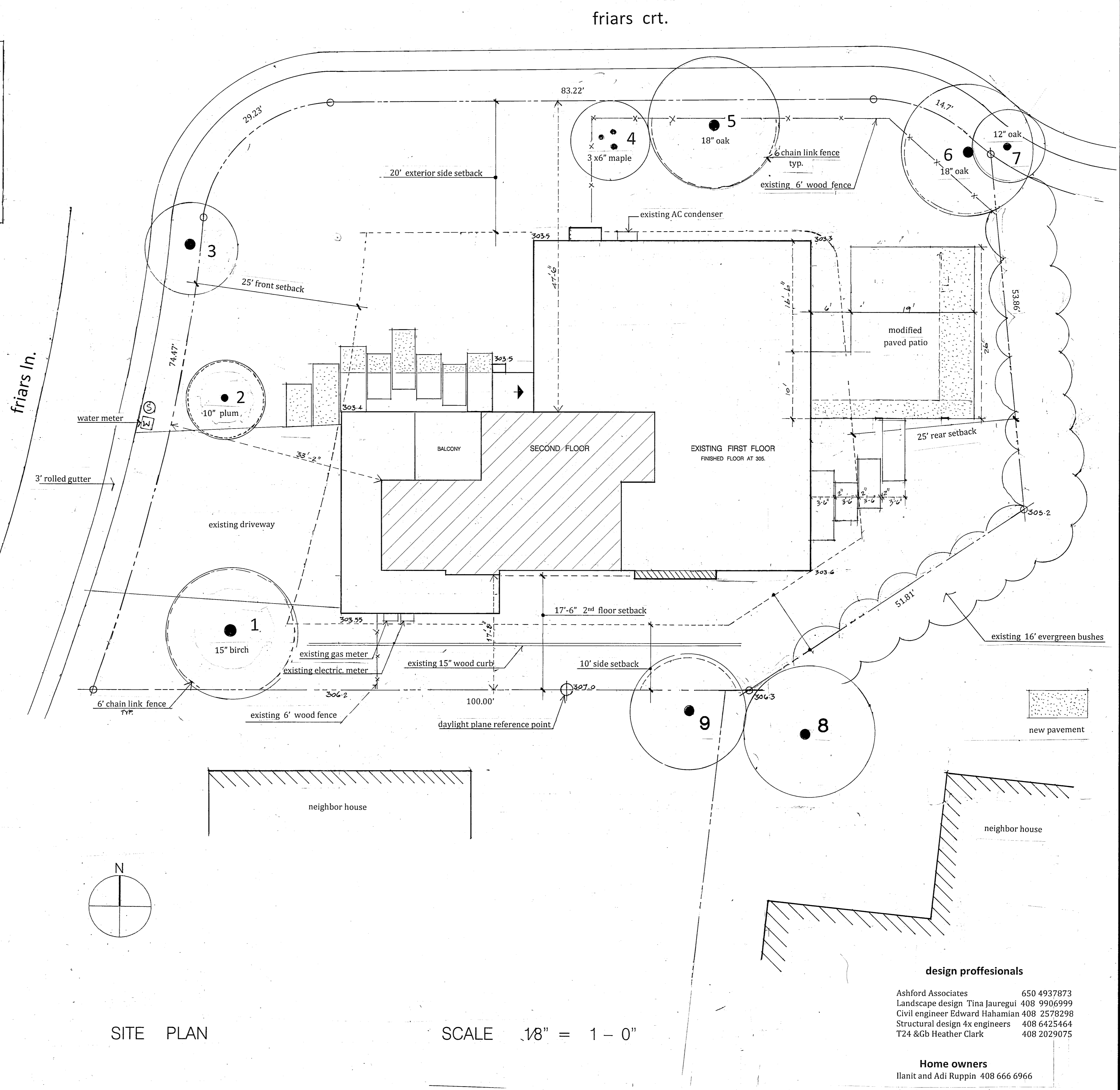
PROJECT ADDRESS	2375 FRIARS LANE, LOS ALTOS		
PROJECT TYPE	REMODELING AND SECOND FLOOR ADDITION		
ZONING	R -1-10		
LOT SIZE	11000 sq.ft.		
ALLOWABLE FLOOR AREA	3850 sq.ft.		
ALLOWABLE COVERAGE	3300 sq.ft.		
EXISTING FLOOR AREA	HABITABLE AREA 2265.95	NON HABITABLE 748.5	TOTAL 3014.45 sq.ft.
PROPOSED ADDITIONS	HABITABLE AREA 1121.76	NON HABITABLE AREA -314.46	807.3 sq.ft.
PROPOSED FLOOR AREA	3821.75 sq.ft.		
PROPOSED LOT COVERAGE	3299.38 sq.ft.		

Trees schedule

- all trees are staying
- 15" birch
 - 10" plum
 - 15" Chinese Pistache
 - three 6" maple
 - 18" oak
 - 18" oak
 - 12" oak
 - Pittosporum Eugeniodes
 - Syzgium

Sheets index

1. site plan
2. floor are and coverage calculation.
3. Neighborhood context map.
4. Existing floor plan.
5. Existing elevations.
6. Proposed 1st floor.
7. Proposed 2nd floor.
8. Roof plan.
9. Elevations.
10. Elevations.
11. Sections.
12. C-1
13. L-1
13. C-2
14. L_1



SITE PLAN

SCALE 1/8" = 1 - 0"

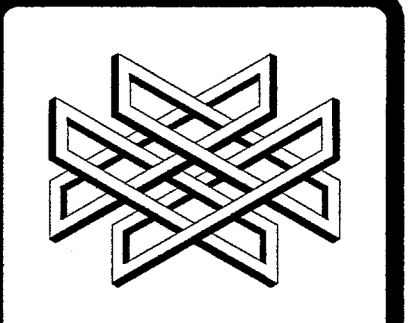
design professionals

Ashford Associates 650 4937873
 Landscape design Tina Jauregui 408 9906999
 Civil engineer Edward Hahamian 408 2578298
 Structural design 4x engineers 408 6425464
 T24 & Gb Heather Clark 408 2029075

Home owners

Ilanit and Adi Ruppim 408 666 6966

REVISIONS	DATE

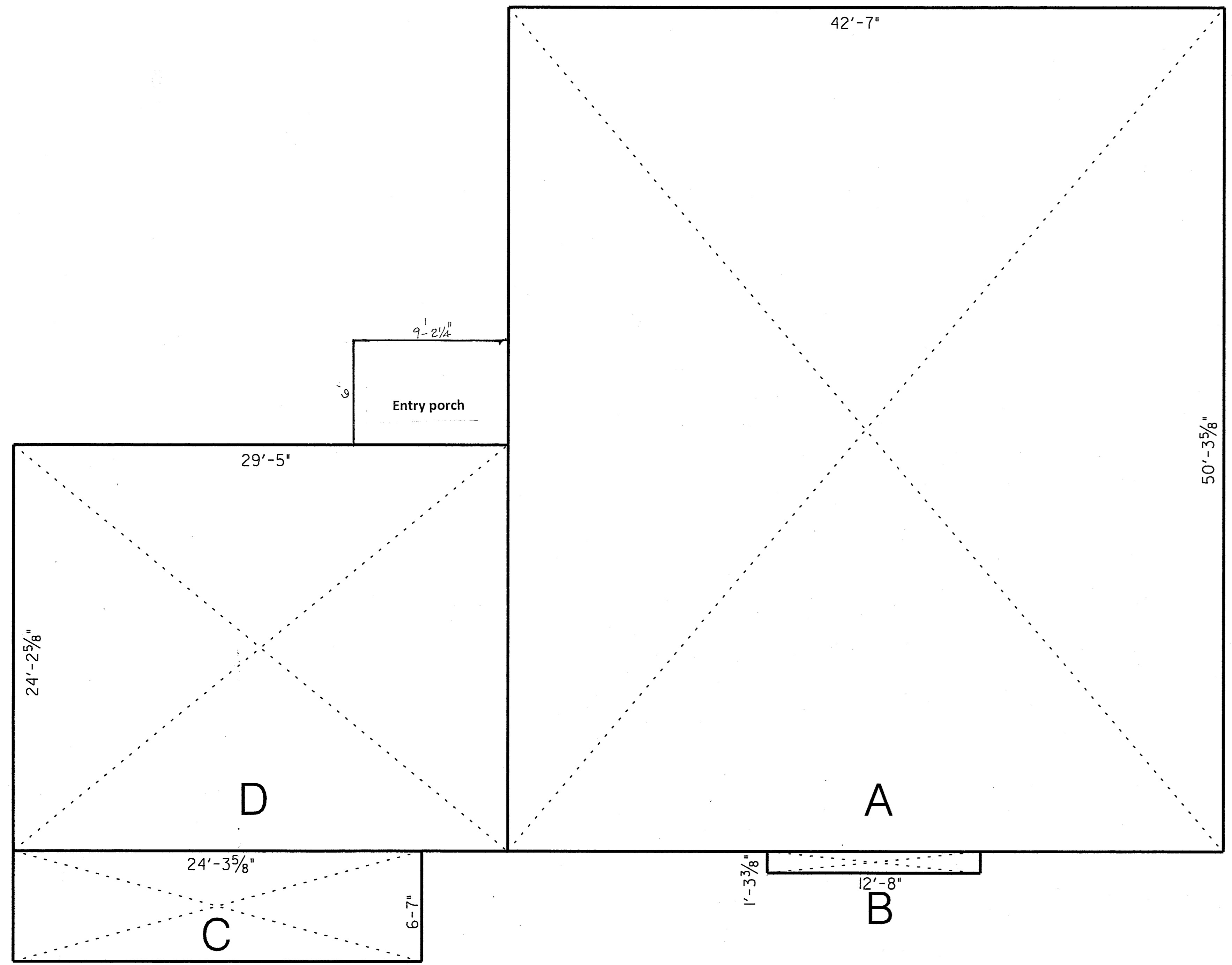


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2



FIRST FLOOR BLOCKED OUT AREA DIAGRAM SCALE 1/4" = 1'-0"

- A $42'-7" \times 50'-3 \frac{5}{8}" = 2142$
- B $12'-8" \times 1'-3 \frac{3}{8}" = 16.23$
- C $24'-3 \frac{5}{8}" \times 6'-7" = 159.9$
- D $29'-5" \times 24'-2 \frac{5}{8}" = 712.4$

FIRST FLOOR AREA 3030.68 Sq.Ft

- E $26'-7" \times 10'-9 \frac{3}{8}" = 286.6$
- F $21'-6" \times 13'-5 \frac{1}{4}" = 288.9$
- G $15'-3" \times 13'-9 \frac{1}{4}" = 210$
- H $8'-4" \times 8" = 5.5$

SECOND FLOOR AREA 791.07 Sq.Ft

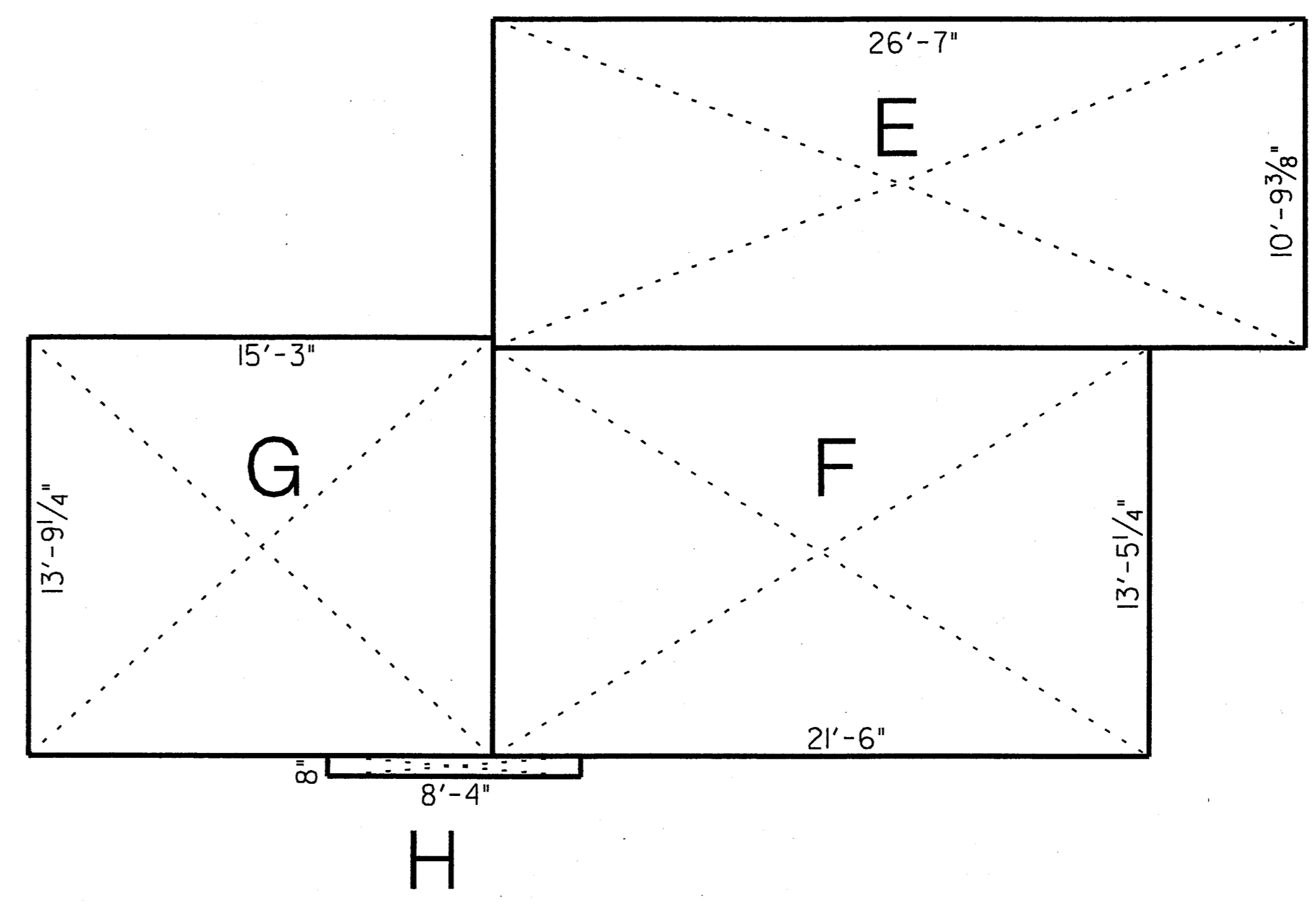
TOTAL FLOOR AREA 3821.75 Sq.Ft

COVERAGE CALCULATION

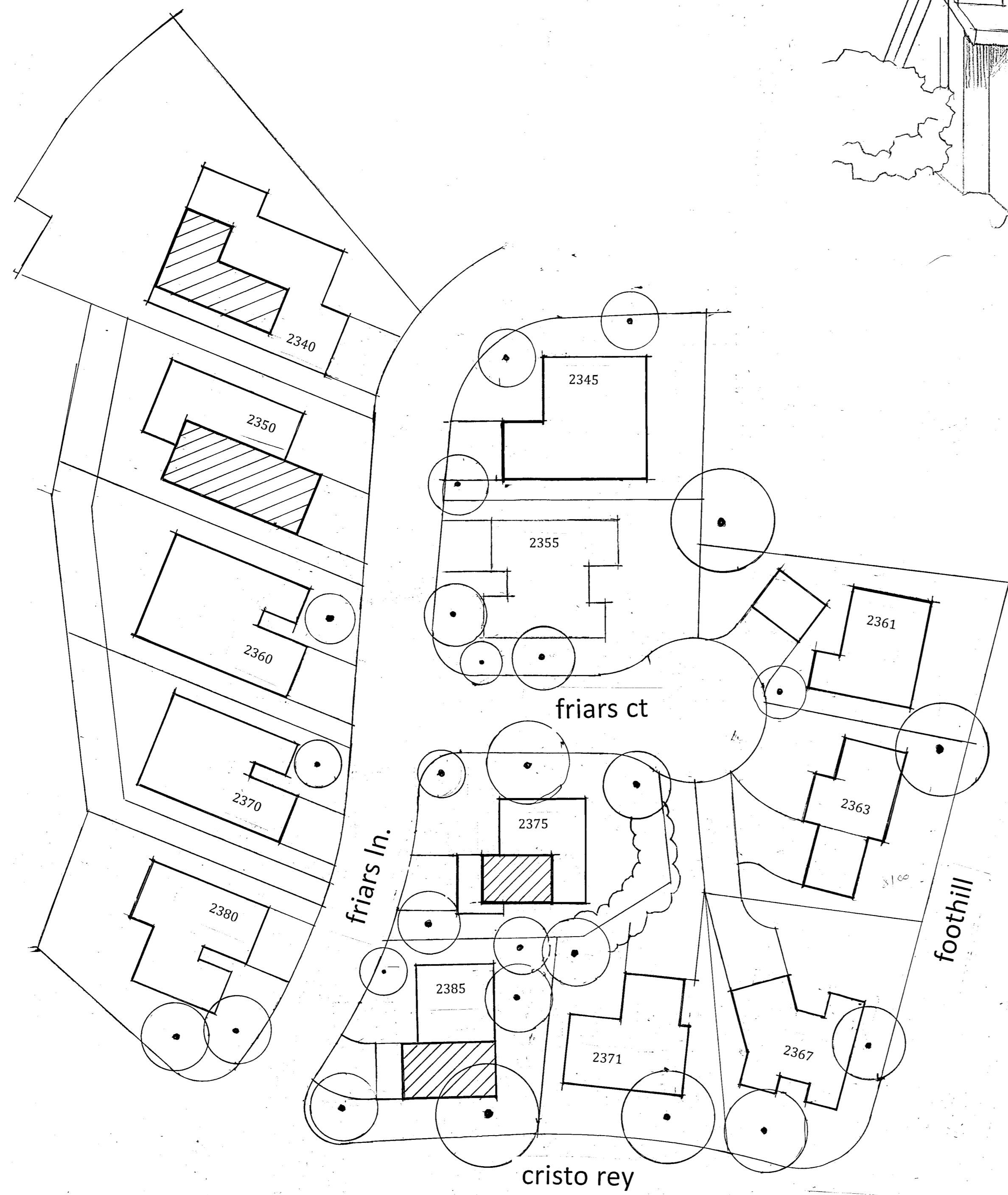
ENTRY PORCH $6' \times 9' - 2 \frac{1}{4}" = 55.12$

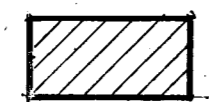
FIRST FLOOR 3030.68

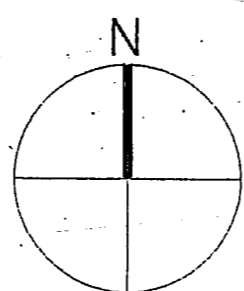
TOTAL LOT COVERAGE 3085.8 Sq.Ft



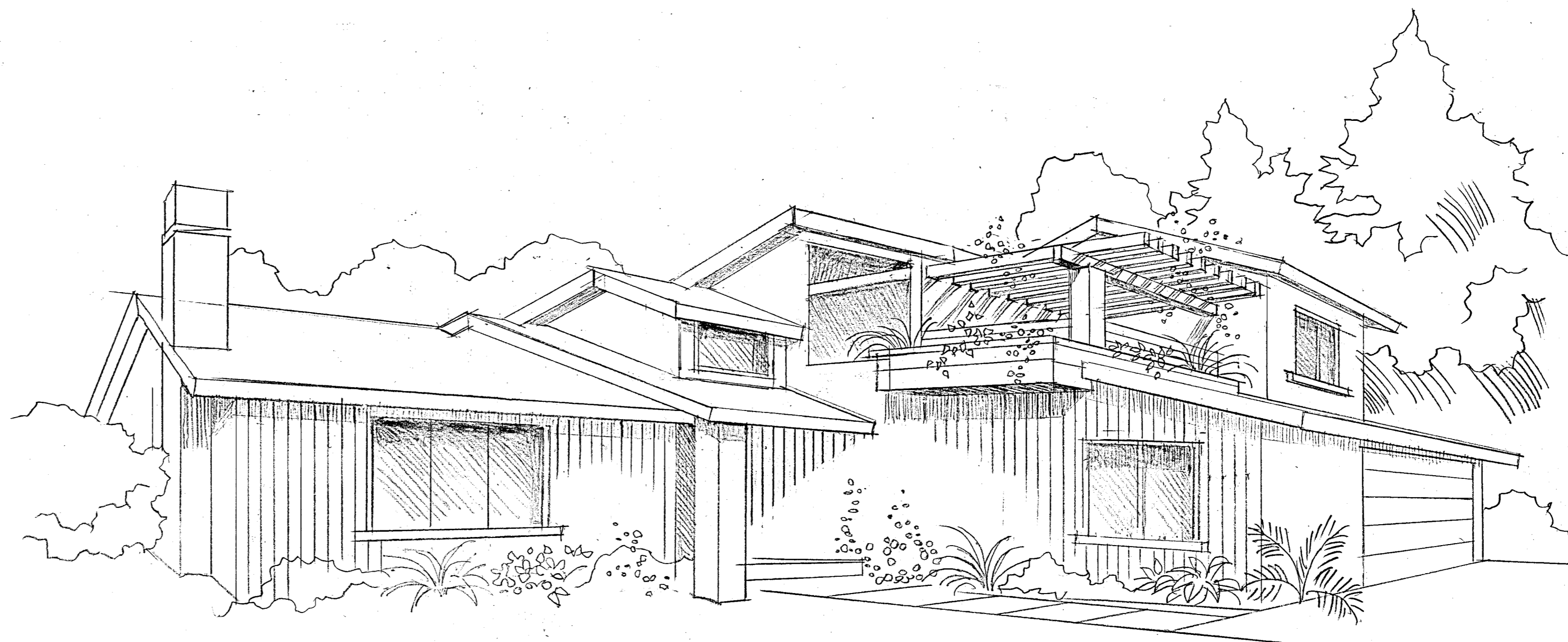
SECOND FLOOR BLOCKED OUT AREA DIAGRAM SCALE 1/4" = 1'-0"



second floor 

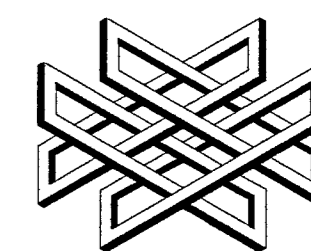


Neighborhood context map 1"=40"



perspective view

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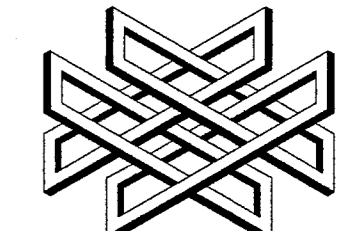
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EXISTING FLOOR PLAN

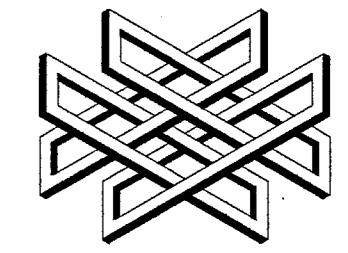
SCALE 1/4" = 1' - 0"

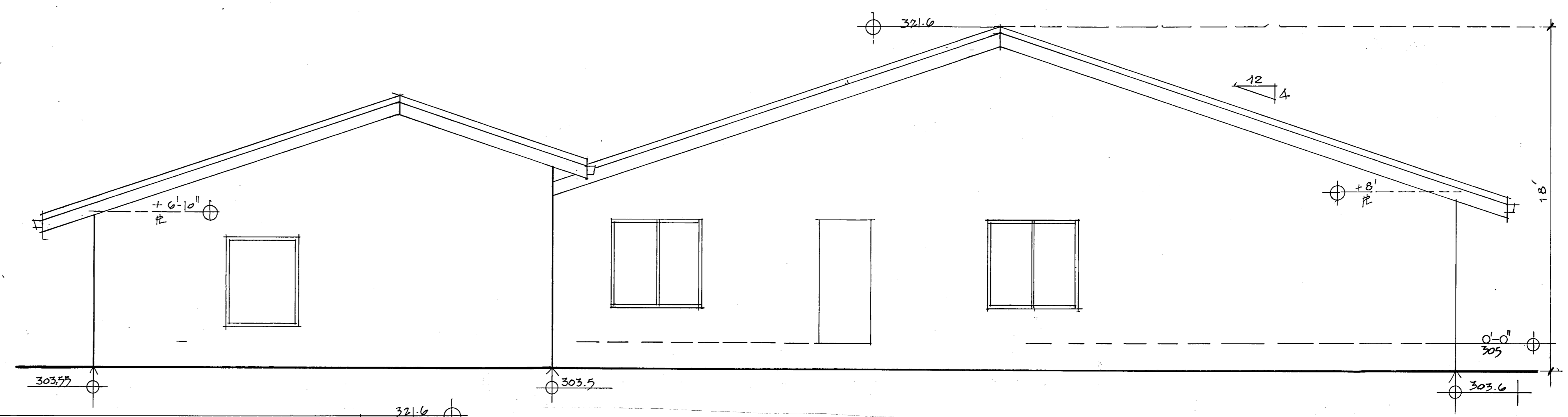
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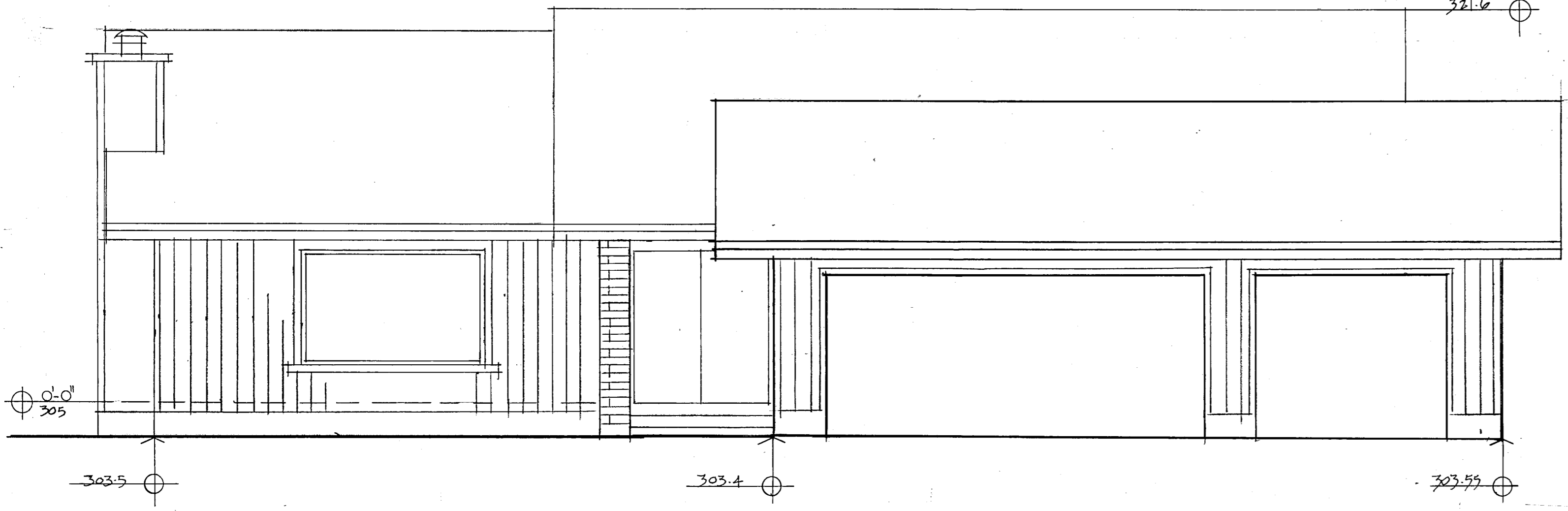
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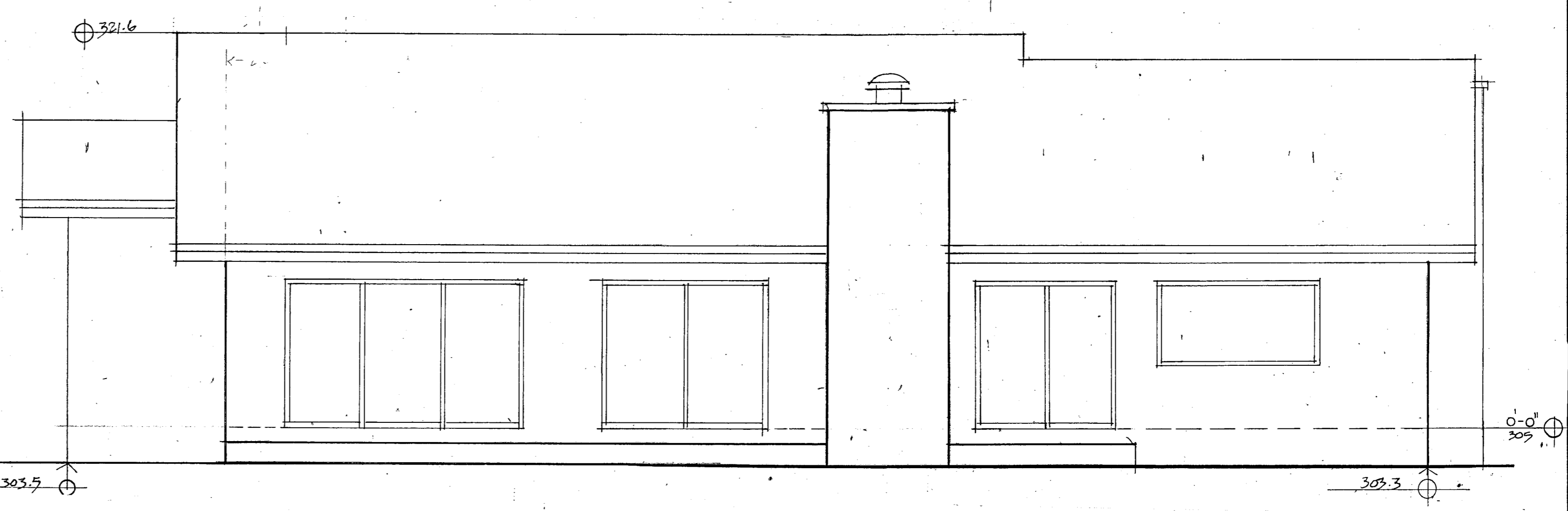

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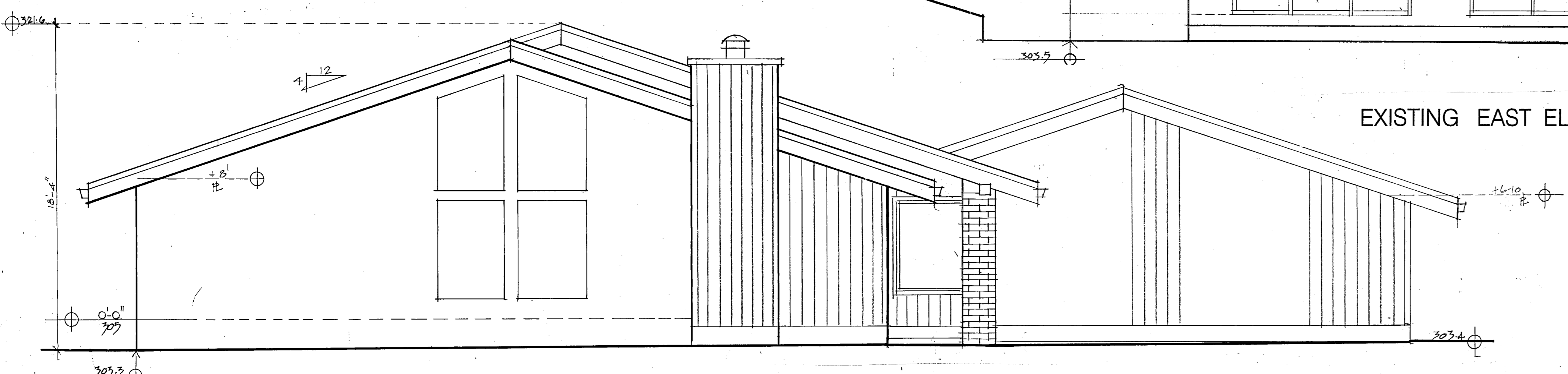
EXISTING SOUTH ELEVATION SCALE 1/4" = 1'-0"



EXISTING WEST ELEVATION SCALE 1/4" = 1'-0"



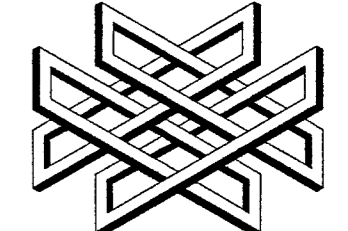
EXISTING EAST ELEVATION SCALE 1/4" = 1'-0"

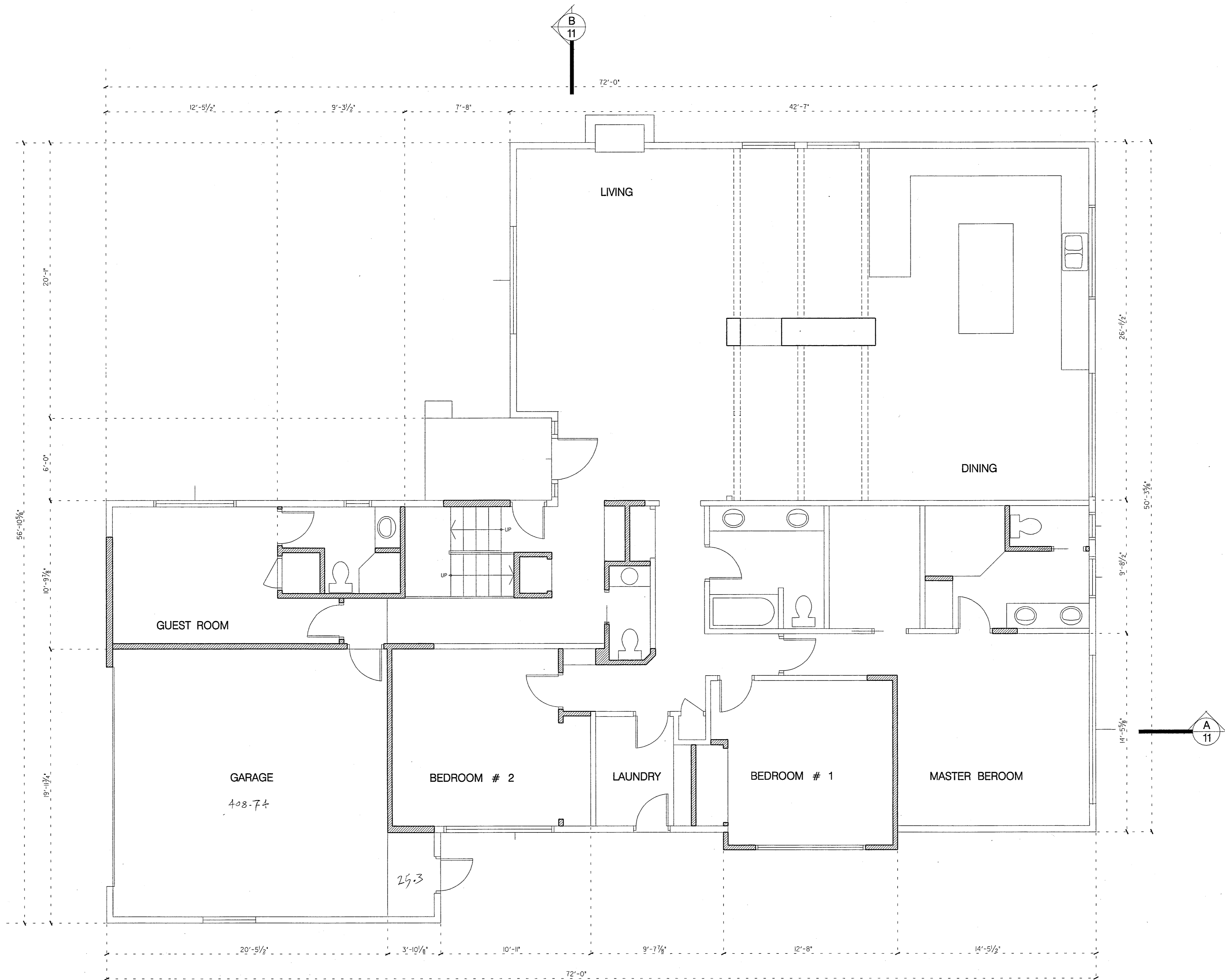


EXISTING NORTH ELEVATION SCALE 1/4" = 1'-0"

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REVISIONS	DATE

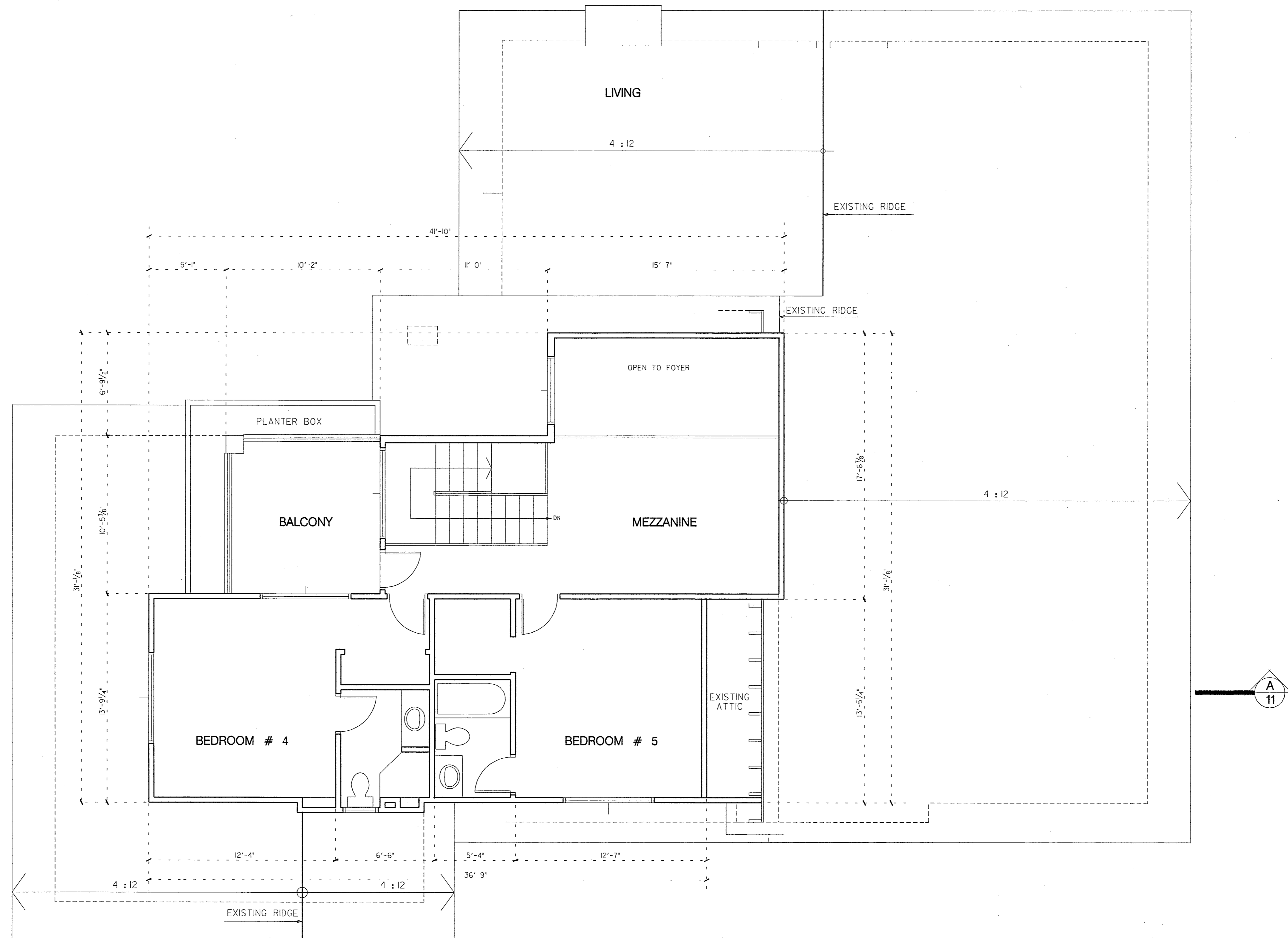

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WALL LEGEND
 ——— EXISTING WALL
 = = = NEW WALL

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

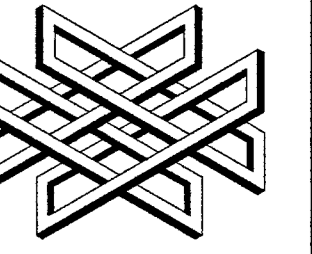
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PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1' - 0"

REVISIONS	DATE

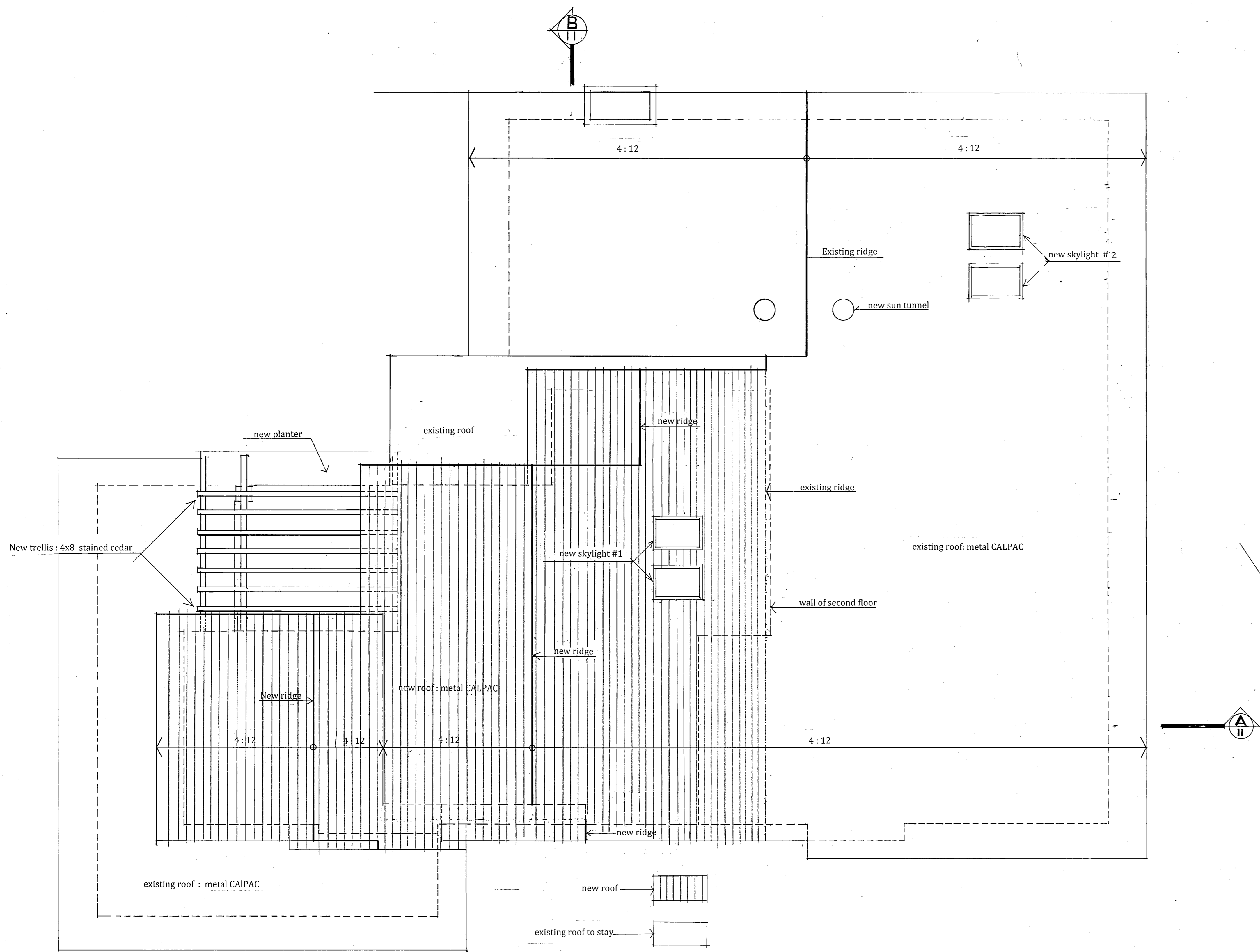


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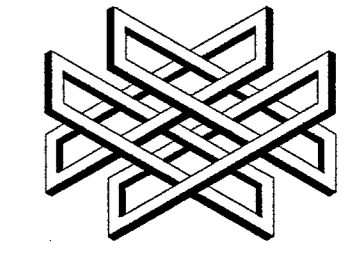
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ROOF PLAN

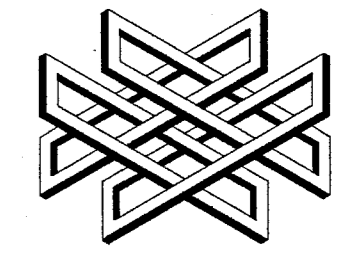
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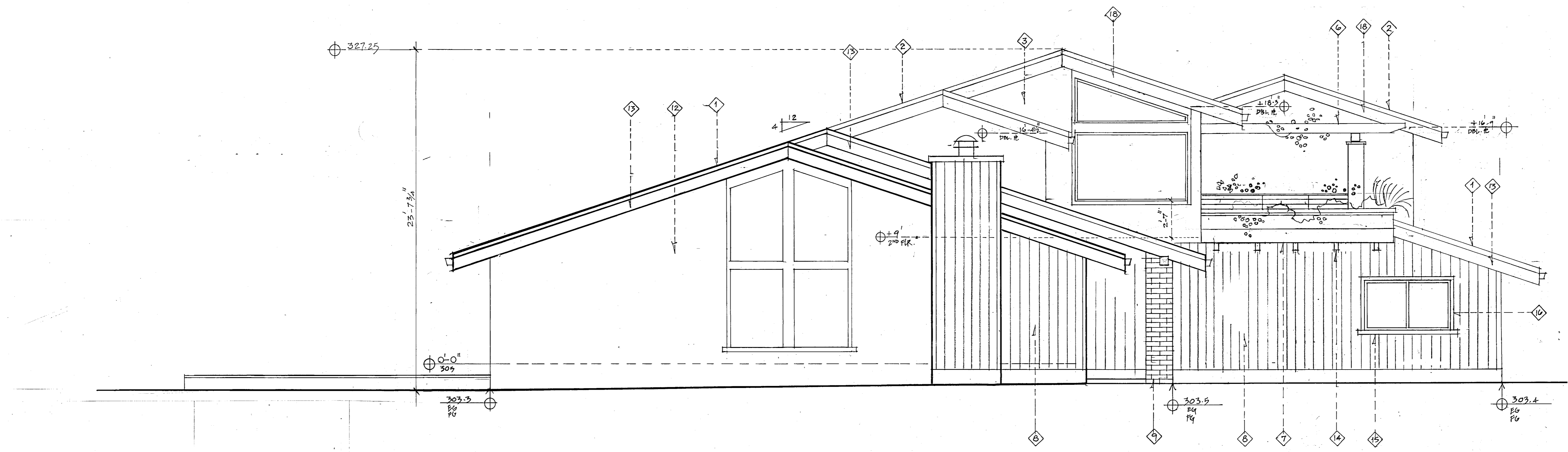
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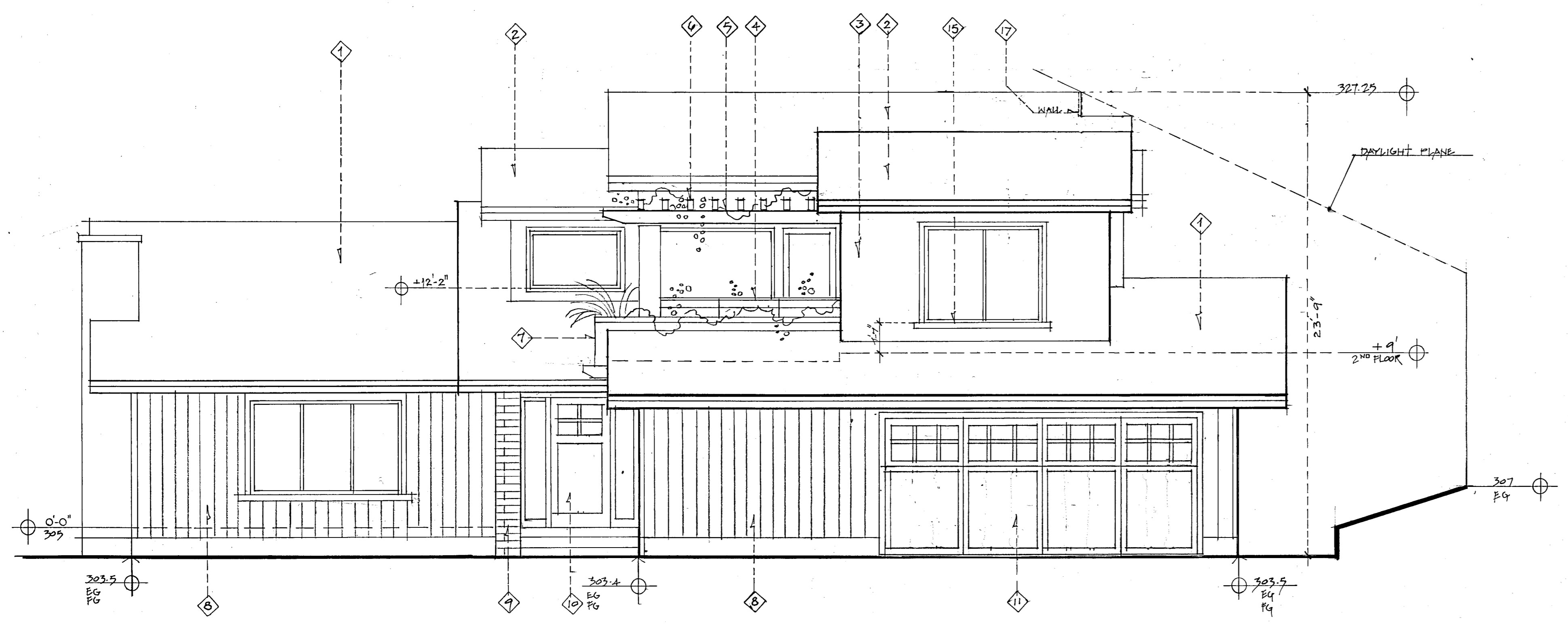
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NORTH ELEVATION

SCALE 1/4" = 1' - 0"



WEST ELEVATION

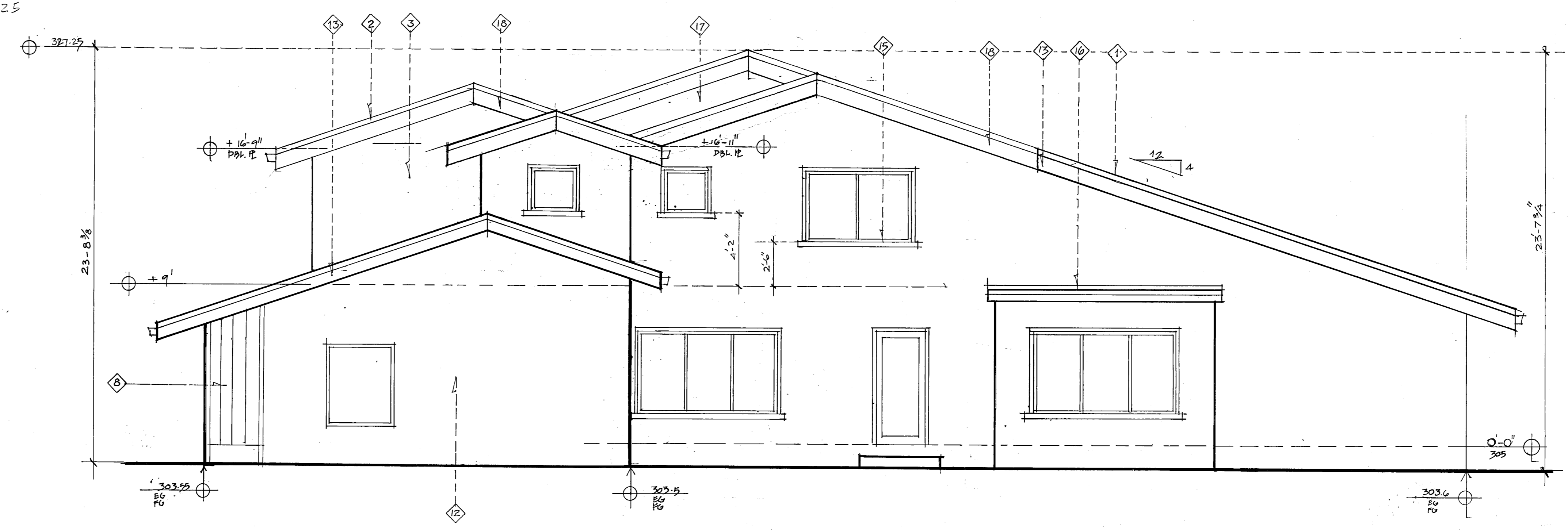
SCALE 1/4" = 1' - 0"

Elevations notes

1. existing roof- Cal-Pac metal shingle.
2. new roof to match existing.
3. new stucco.
4. new painted wrought iron railing.
5. stained cedar 6x8 beam.
6. stained cedar 4x8 beam.
7. painted wood planter.
8. existing painted 1x8 wood siding.
9. existing column covered by painted bricks.
10. new entry door : stained cedar to match item#6.
11. new sectional garage door: stained cedar to match item#6.
12. existing stucco.
13. existing painted 2x10 fascia.
14. new 6x8 stained cedar corbel.
15. new painted and shaped 2x4 wood sill.
16. new flat roof.
17. new gable wall.
18. new painted 2x 14 fascia.
19. new 2.5" painted wood brick molding.

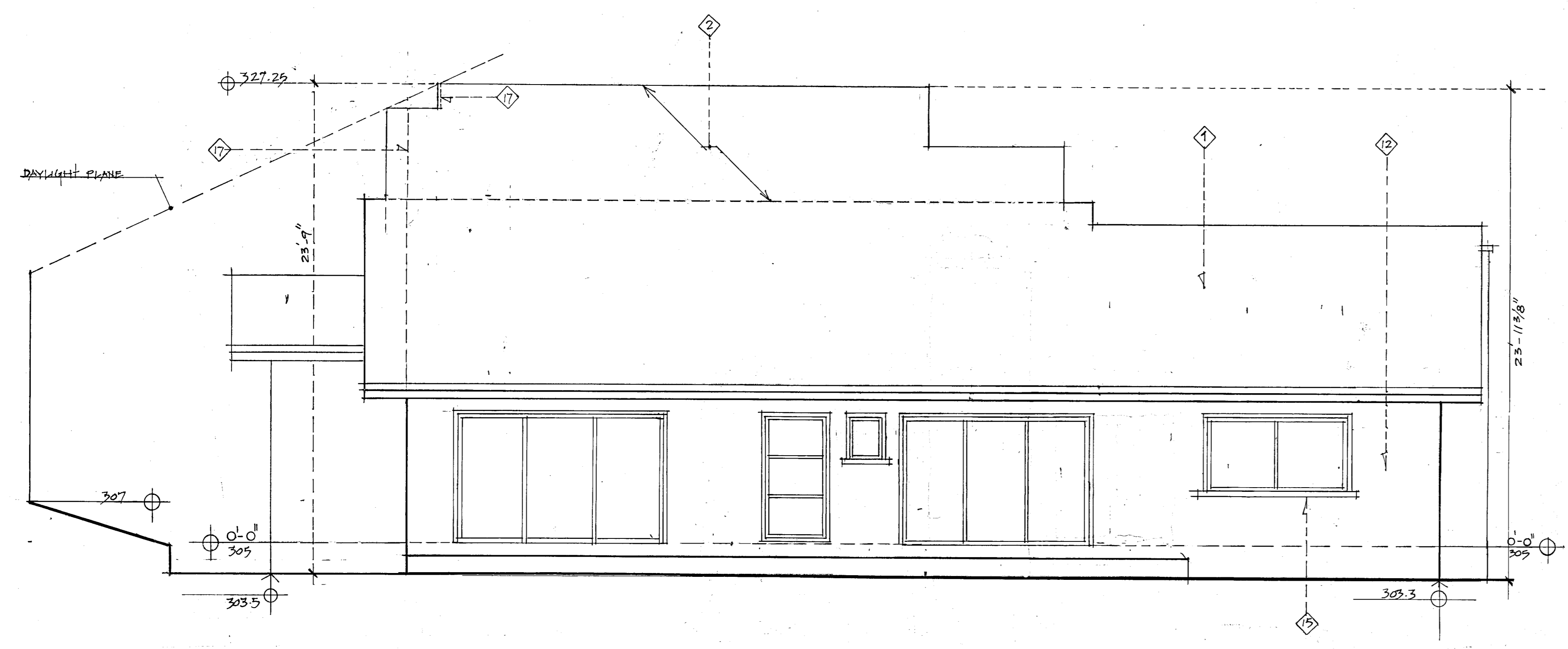
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DATE
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JOB NO.
SHEET
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327.25



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



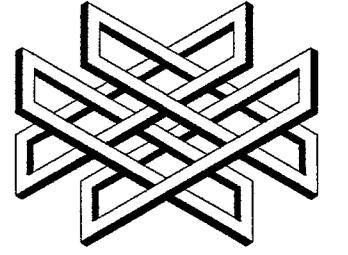
EAST ELEVATION

SCALE 1/4" = 1'-0"

Elevations notes

- 1. existing roof- Cal-Pac metal shingle.
- 2. new roof to match existing.
- 3. new stucco.
- 4. new painted wrought iron railing.
- 5. stained cedar 6x8 beam.
- 6. stained cedar 4x8 beam.
- 7. painted wood planter.
- 8. existing painted 1x8 wood siding.
- 9. existing column covered by painted bricks.
- 10. new entry door : stained cedar to match item#6
- 11. new sectional garage door: stained cedar to match item#6.
- 12. existing stucco.
- 13. existing painted 2x10 fascia.
- 14. new 6x8 stained cedar corbel.
- 15. new painted and shaped 2x4 wood sill.
- 16. new flat roof.
- 17. new gable wall.
- 18. new painted 2x 14 fascia.
- 19. new 2.5" painted wood brick molding.

REVISIONS	DATE

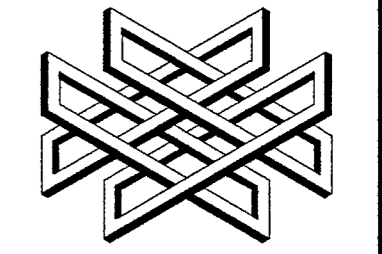


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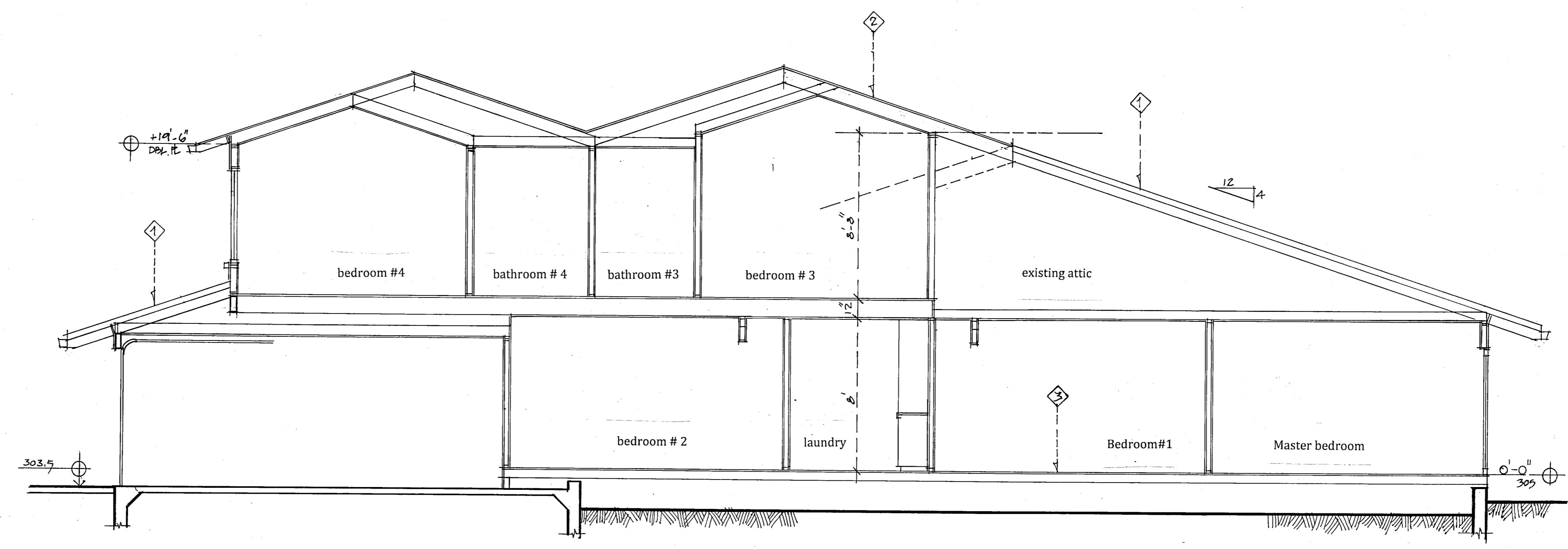
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REVISIONS	DATE



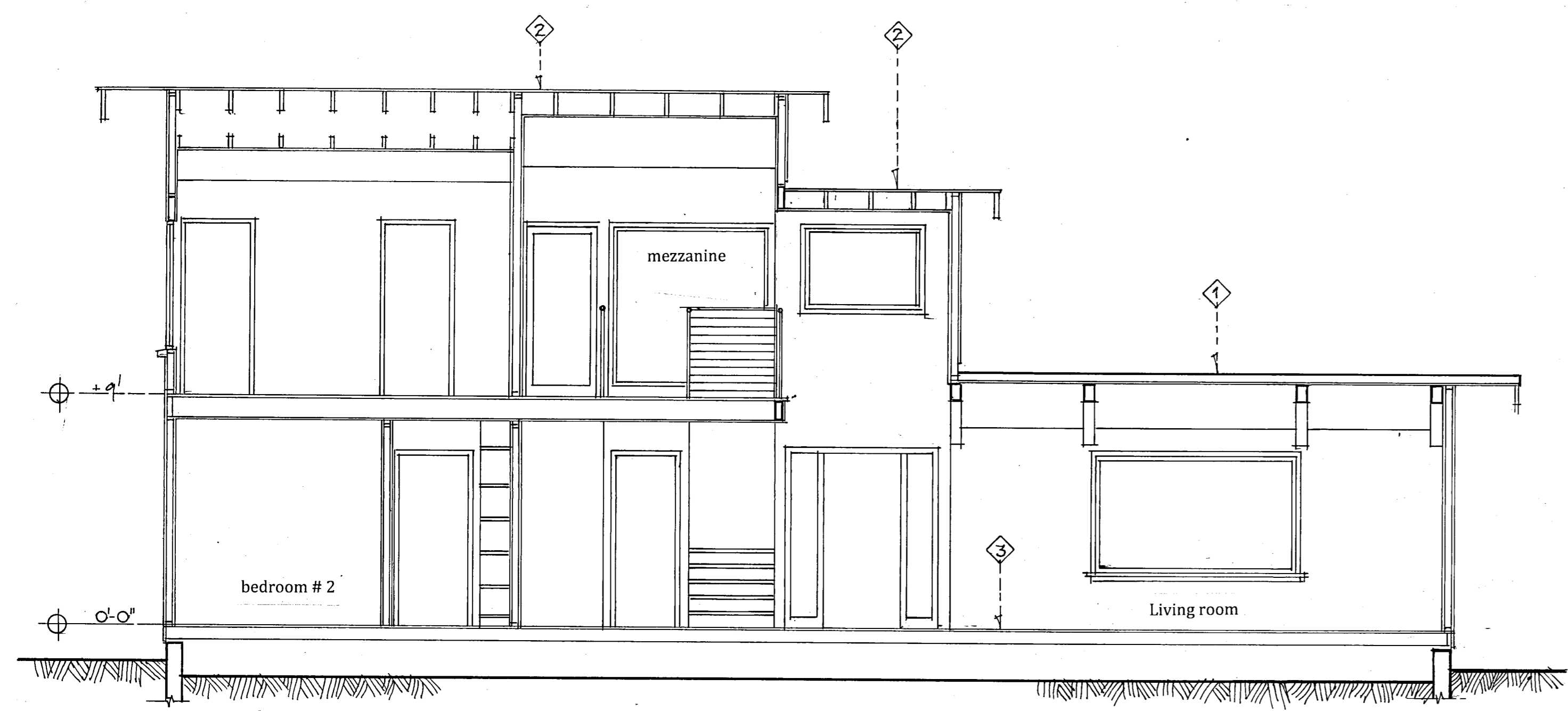
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Palo Alto, Ca. 94306 (650) 4937873

ADDITION AND REMODELING TO A HOUSE AT 2375 FRIARS LANE, LOS ALTOS, CA.



SECTION A

SCALE 1/4" = 1'-0"



SECTION B

SCALE 1/4" = 1'-0"

sections notes

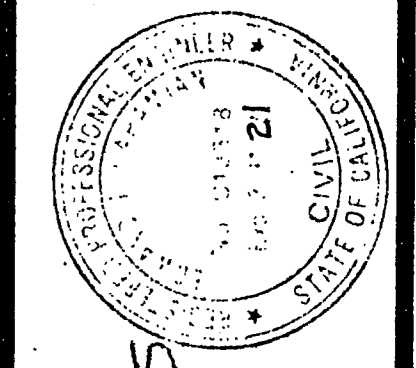
1. existing roof- Cal-Pac metal shingle.
2. New roof to match existing.
3. Existing floor.

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DATE
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JOB NO.
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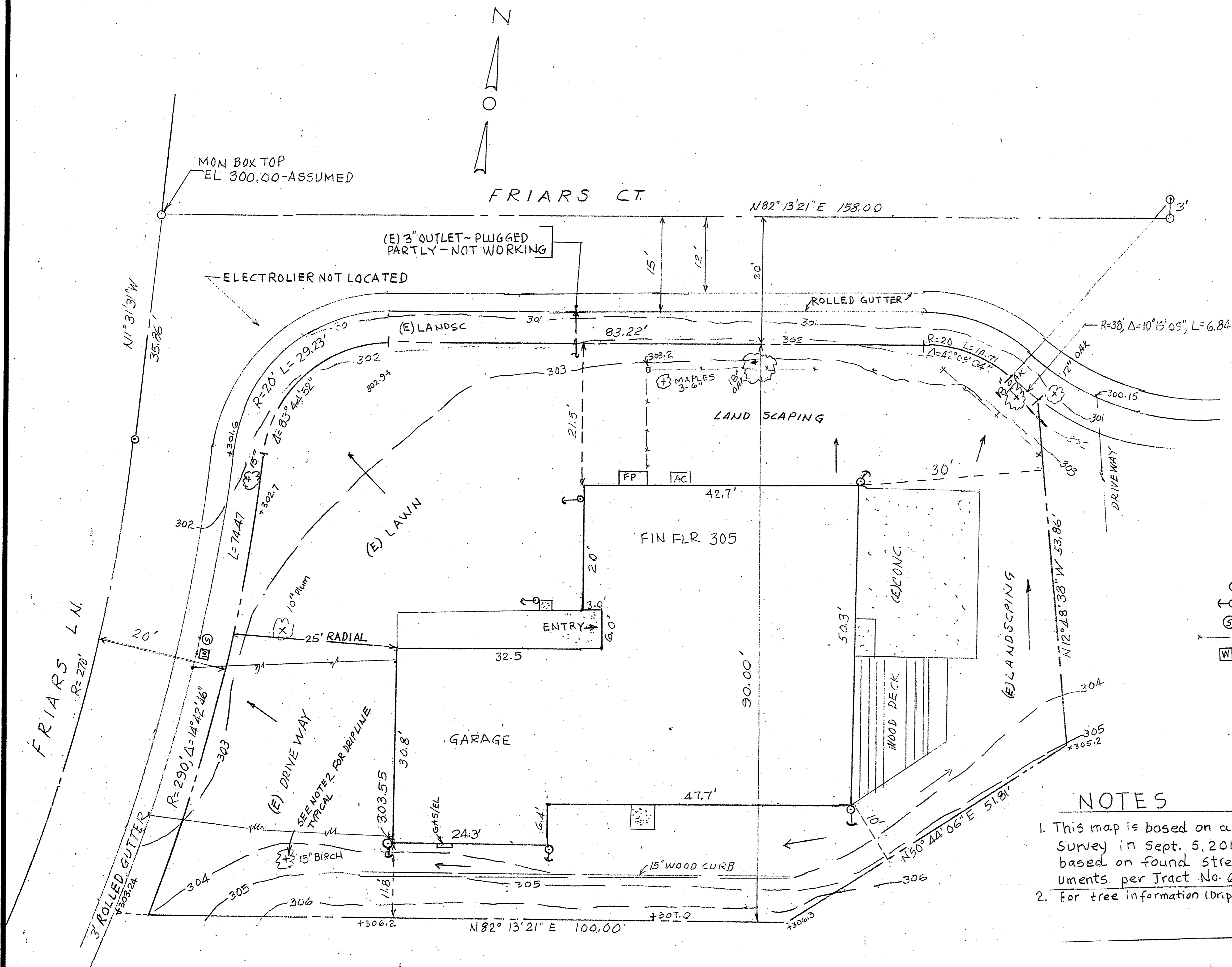
REVISIONS	BY
12/20/18	EH
5/1/19	EH
5/2/19	EH

PREPARED BY:
 EDWARD J. HAHAMIAN
 CIVIL ENGINEER
 CUPERTINO, CA
 (408) 257-8290



2375 SITE SURVEY
 FRIARS LN.-LOS ALTOS
 TRACT No. 6098 LOT 5

DRAWN
CHECKED
DATE SEPT. 2018
SCALE 1" = 8'
JOB NO.
SHEET C1
OF SHEETS



LEGEND

- Found monuments set per Tract map
- ⊕ Existing roof downspouts discharging underground
- ⊕ " sanitary sewer cleanout
- x Wood fence
- W Water meter

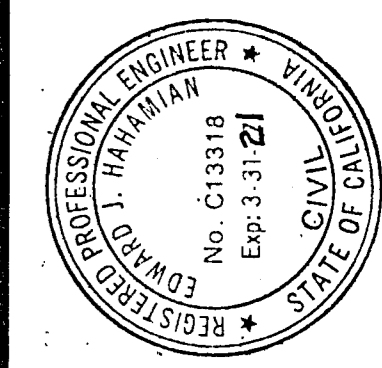
NOTES

- This map is based on a Ground Survey in Sept. 5, 2018 and based on found street monuments per Tract No. 6098
- For tree information (Drip Lines) see sheet C-2 & site PLAN

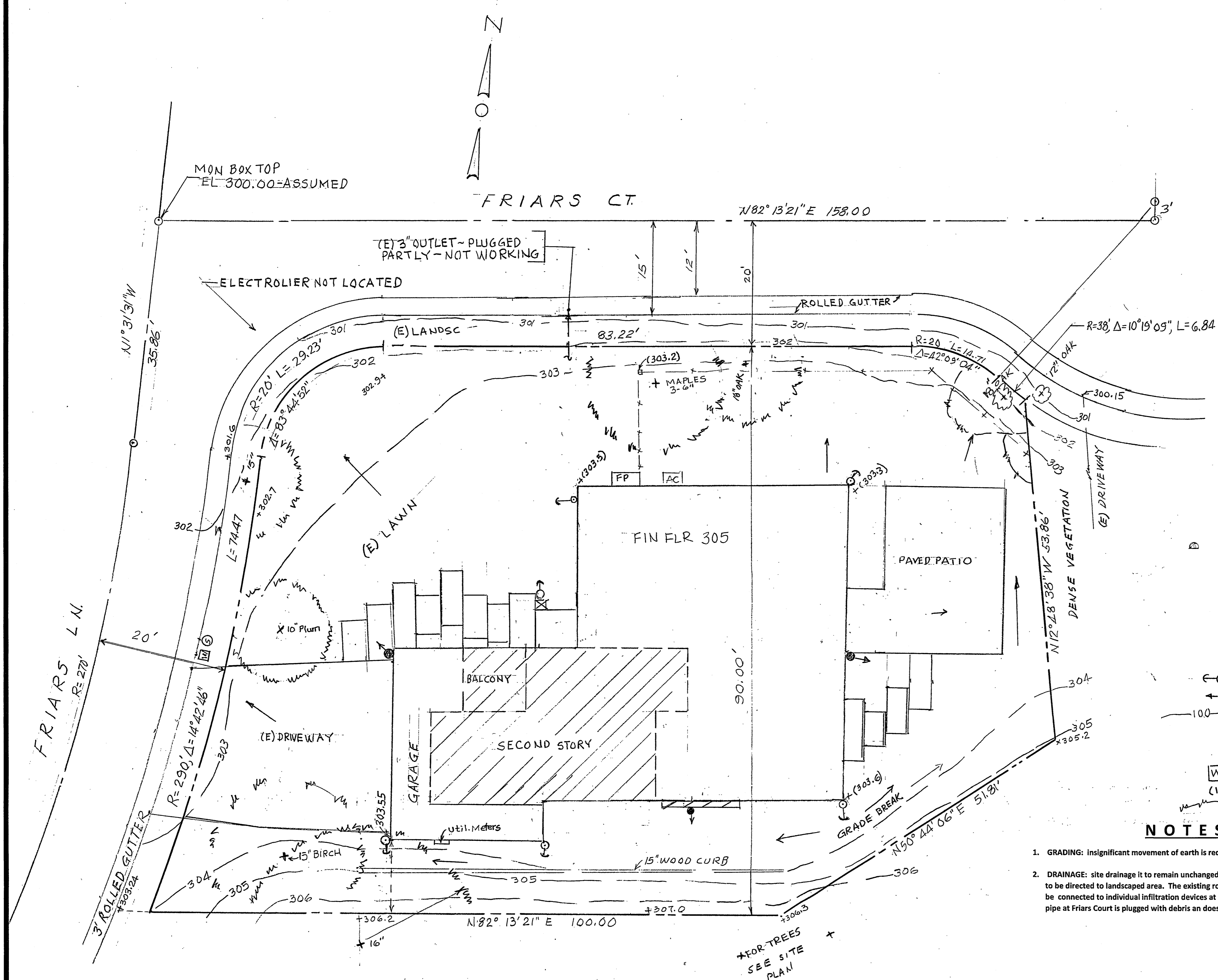
LOT AREA = 11,002± SQ. FT.

REVISIONS	BY
12/20/18	EAH
5/1/19	EAH

PREPARED BY:
EDWARD J. HAHAMIAN
 CIVIL ENGINEER
 CUPERTINO, CA.
 (408) 257-8298



2375 FRIARS LANE-LOS ALTOS
ADDITION & REMODELING
GRADING & DRAINAGE PLAN



- LEGEND**
- Existing roof downsouts to remain / modified
 - Proposed roof downsouts see Roof Plan
 - Existing Contour
 - Found monument set per Tract map
 - Existing sanitary sewer cleanout
 - Existing water meter.
 - Existing elevation (100.0)
 - Approx Tree canopy (drip line)

- NOTES**
1. GRADING: insignificant movement of earth is required for this site.
 2. DRAINAGE: site drainage is to remain unchanged with the addition of 3 roof leaders to be directed to landscaped area. The existing roof leaders at ground level appear to be connected to individual infiltration devices at each location. The found 3" outlet pipe at Friars Court is plugged with debris and does not appear to be functioning.

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DATE 5-2-19
SCALE 1" = 8'
JOB NO.
SHEET C-2
OF SHEETS

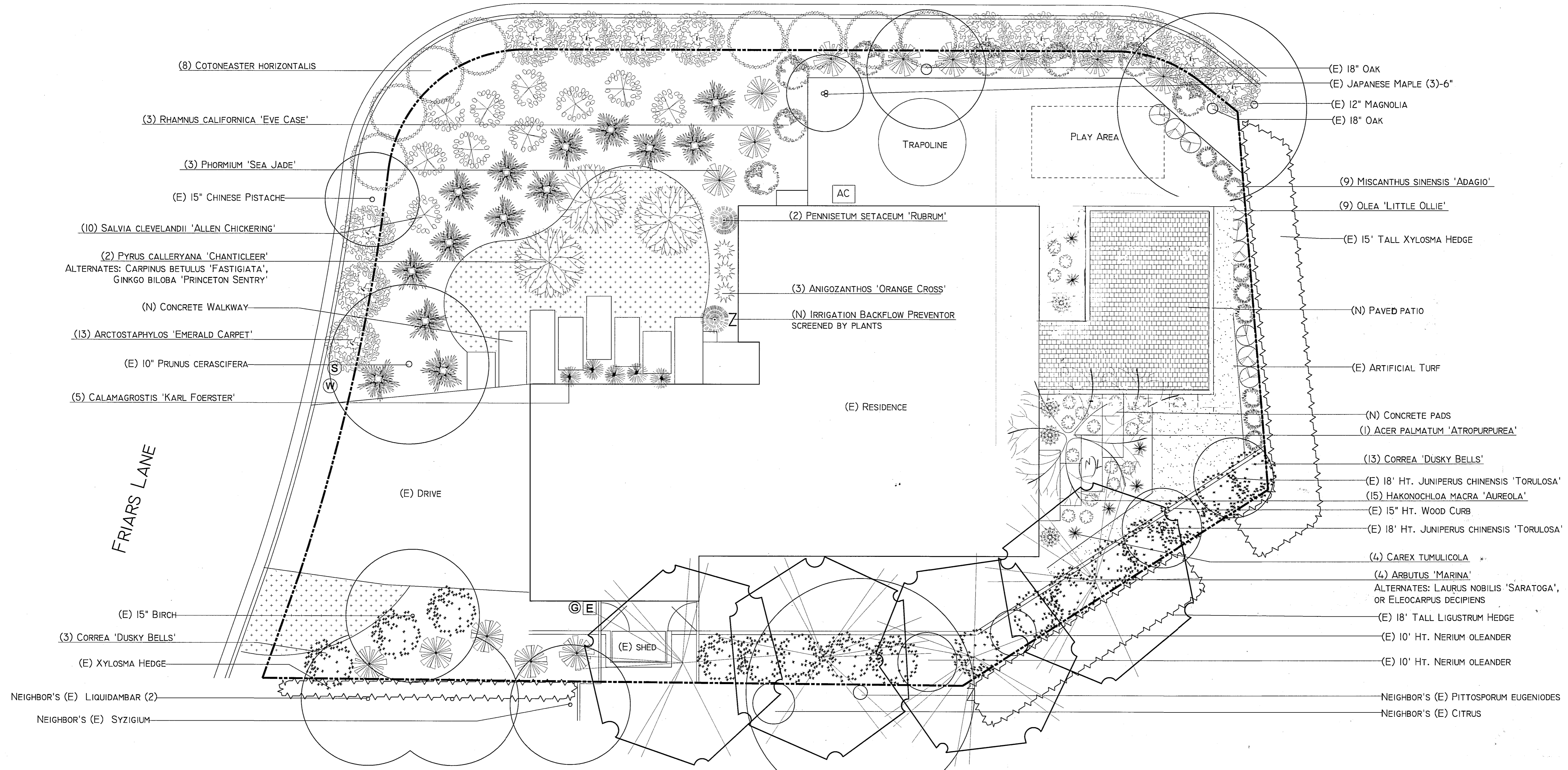
FRIARS COURT

Revisions	Date	By
Rev#1	5/5/19	TAJ

Plans By:
 Ambience Garden Design
 530 Lawrence Expwy
 Mailbox #377
 Sunnyvale, CA 94085
 C-27 Lic #1003318

Phone: (408) 990-6999
 (By Appointment Only)
 www.gardenzine.com

Landscape Plan



- (8) COTONEASTER HORIZONTALIS
- (3) RHAMNUS CALIFORNICA 'EVE CASE'
- (3) PHORMIUM 'SEA JADE'
- (E) 15" CHINESE PISTACHE
- (10) SALVIA CLEVELANDII 'ALLEN CHICKERING'
- (2) PYRUS CALLERYANA 'CHANTICLEER'
ALTERNATES: CARPINUS BETULUS 'FASTIGIATA', GINKGO BILOBA 'PRINCETON SENTRY'
- (N) CONCRETE WALKWAY
- (13) ARCTOSTAPHYLOS 'EMERALD CARPET'
- (E) 10" PRUNUS CERASIFERA
- (5) CALAMAGROSTIS 'KARL FOERSTER'
- (E) DRIVE
- (E) 15" BIRCH
- (3) CORREA 'DUSKY BELLS'
- (E) XYLOSMA HEDGE
- NEIGHBOR'S (E) LIQUIDAMBAR (2)
- NEIGHBOR'S (E) SYZIGIUM

- (E) 18" OAK
- (E) JAPANESE MAPLE (3)-6"
- (E) 12" MAGNOLIA
- (E) 18" OAK
- (9) MISCANTHUS SINENSIS 'ADAGIO'
- (9) OLEA 'LITTLE OLLIE'
- (E) 15' TALL XYLOSMA HEDGE
- (N) PAVED PATIO
- (E) ARTIFICIAL TURF
- (N) CONCRETE PADS
- (1) ACER PALMATUM 'ATROPURPUREA'
- (13) CORREA 'DUSKY BELLS'
- (E) 18' HT. JUNIPERUS CHINENSIS 'TORULOSA'
- (15) HAKONCHLOA MACRA 'AUREOLA'
- (E) 15" HT. WOOD CURB
- (E) 18' HT. JUNIPERUS CHINENSIS 'TORULOSA'
- (4) CAREX TUMULICOLA
- (4) ARBUTUS 'MARINA'
ALTERNATES: LAURUS NOBILIS 'SARATOGA', OR ELEOCARPUS DECIPIENS
- (E) 18' TALL LIGUSTRUM HEDGE
- (E) 10' HT. NERIUM OLEANDER
- (E) 10' HT. NERIUM OLEANDER
- NEIGHBOR'S (E) PITTOSPORUM EUGENIODES
- NEIGHBOR'S (E) CITRUS

PLANT LEGEND

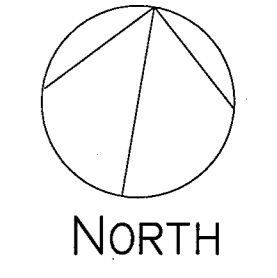
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
14	☼	ACACIA COGNATA 'COUSIN ITT'	COUSIN ITT LITTLE RIVER WATTLE	1 GAL	LOW
1	🌳	ACER PALMATUM 'ATROPURPUREA'	RED JAPANESE MAPLE	15-GAL	MODERATE
3	☼	ANIGOZANTHOS 'ORANGE CROSS'	KANGAROO'S PAW	1 GAL	MODERATE
4	🌳	ARBUTUS 'MARINA'	STRAWBERRY MADRONE	15 GAL STD	MODERATE
13	☼	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1-GAL	VERY LOW
5	☼	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER GRASS	1 GAL	LOW
4	☼	CAREX TUMULICOLA	BERKELEY SEDGE	1-GAL	MODERATE
16	☼	CORREA 'DUSKY BELLS'	AUSTRALIAN FUCHSIA	1-GAL	LOW
8	🌳	COTONEASTER HORIZONTALIS	ROCK COTONEASTER	1-GAL	LOW
15	☼	HAKONCHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS	1-GAL	MODERATE
9	☼	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	1 GAL	MODERATE
3	🌳	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO	5-GAL	LOW
9	🌳	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL	LOW
2	☼	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	1-GAL	LOW
14	☼	PHORMIUM 'SEA JADE'	NEW ZEALAND FLAX	5-GAL	LOW
3	🌳	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	15-GAL	LOW
8	🌳	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5-GAL	LOW
10	☼	SALVIA CLEVELANDII 'ALLEN CHICKERING'	CLEVELAND SAGE	1 GAL	LOW

PLANT MIXES

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
23	☼	MYOPORUM PARVIFOLIUM	MYOPORUM	1-GAL	LOW

PRIVACY SCREENING

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH	WUCOLS
4	🌳	ARBUTUS 'MARINA'	STRAWBERRY MADRONE	15 GAL STD	25-40 FT	25-35 FT	MODERATE
3	🌳	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	15-GAL	40 FT	15 FT	MODERATE



Ruppin Residence
 2375 Friars Lane
 Los Altos, CA

Scale: 1/8" = 1'-0"
 Date: 3/12/2019
 Drawn By: TAJ
 Job No.