

ABBREVIATION

#	And	LAB.	Laboratory
∠	Angle	LAM.	Laminate
@	At	LAV.	Lavatory
⊘	Centerline	LED.	Light-Emitting Diode
Ø	Diameter or Round	LKR.	Locker
#	Found or Number	LT.	Light
≠	Property Line		
(E)	Existing	MAS.	Masonry
(R)	Relocated	MAT.	Material
(N)	New	MAX.	Maximum
A.B.	Anchor Bolt	M.B.	Machine Bolt
ACOUS.	Acoustical	M.C.	Medicine Cabinet
A.D.	Area Drain	MECH.	Mechanical
ADJ.	Adjustable	MEMB.	Membrane
AGGR.	Aggregate	MET.	Metal
AL.	Aluminum	MFR.	Manufacturer
ALT.	Alternate	MH.	Manhole
A.P.	Access Panel	MIN.	Minimum
APPROX.	Approximate	MIR.	Mirror
ARCH.	Architectural	MISC.	Miscellaneous
ASB.	Asbestos	M.O.	Masonry Opening
ASPH.	Asphalt	MTD.	Mounted
A.F.F.	Above Finish Floor	MUL.	Mullion
B.B.	Bulletin Board	N.	North
BD.	Board	N.I.C.	Not in Contract
BITUM.	Bituminous	NO. or #	Number
BKG.	Backing	NOM.	Nominal
BLDG.	Building	N.T.S.	Not to Scale
BLK.	Block	O.A.	Overall
BLKG.	Blocking	OBS.	Obscure
BM.	Beam	O.C.	On Center
BOT.	Bottom	O.D.	Outside Diameter(DIM.)
CAB.	Cabinet	OFF	Office
C.B.	Catch Basin	O.H.	Opposite Hand
CEM.	Cement	OPNG.	Opening
CER.	Ceramic	OPP.	Opposite
C.I.	Cast Iron	P.	Paint
C.G.	Corner Guard	P.A.D.	Powder Actuated Device
C.J.	Construction Joint	PRCST.	Pre-cast
CLG.	Ceiling	PL.	Plate
CLKG.	Clanking	P.LAM.	Plastic Laminate
CLO.	Closet	PLAS.	Plaster
CLR.	Clear	PLYWD.	Plywood
C.O.	Cased Opening	PR.	Par
COL.	Column	PT.	Point
CONC.	Concrete	P.T.D.	Paper Towel Dispenser
CONN.	Connection	P.T.D/R.	Combination Paper Towel Dispenser & Receptacle
CONSTR.	Construction	PTN.	Partition
CONT.	Continuous	FTR.	Paper Towel Receptacle
CORR.	Corridor	Q.T.	Quarry Tile
CPT.	Carpet	QTY.	Quantity
CTS&K.	Countersunk	R.	Riser
CNTR.	Counter	RAD.	Radius
CTR.	Center	R.D.	Rood Drain
DET.	Detail	REF.	Reference
DIA.	Diameter	REFR.	Refrigerator
DIM.	Dimension	RGTR.	Register
DISP.	Dispenser	DR.	Door
DN.	Down	REINIF.	Reinforced
D.O.	Door Opening	REQ.	Required
DWR.	Drawer	RESIL.	Resilient
DS.	Downspout	RM.	Room
D.S.P.	Dry Standpipe	R.O.	Rough Opening
DWG.	Drawing	RUB.	Rubber
E.	East	RWD.	Redwood
EA.	Each	R.W.L.	Rain Water Leader
E.B.	Expansion Bolt	S.	South
E.J.	Expansion Joint	S.A.D.	See Architectural Drawing
EL.	Elevation	S.C.	Solid Core
ELEC.	Electrical	S.C.D.	Seat Cover Dispenser
ELEV.	Elevator	SCHED.	Schedule
EMER.	Emergency	S.A.	Soap Dispenser
ENCL.	Enclosure	SECT.	Section
ENGR.	Engineer	S.E.D.	See Electrical Drawing
E.P.	Electrical Panelboard	SH.	Sheet
EQ.	Equal	SHR.	Shower
EQPT.	Equipment	SHT.	Sheet
E.W.C.	Electrical Water Cooler	SIM.	Similar
EXST.	Existing	S.M.D.	See Mechanical Drawing
EXPO.	Exposed	S.M.S.	Sheet Metal Screw
EXP.	Expansion	S.N.D.	Sanitary Napkin Dispenser
EXT.	Exterior	S.N.R.	Sanitary Napkin Receptacle
F.A.	Fire Alarm	SPEC.	Specification
F.B.	Flat Bar	SPD.	See Plumbing Drawing
F.D.	Floor Drain	SQ.	Square
FDN.	Foundation	S.S.D.	See Structural Drawing
F.A.	Fire Extinguisher	S.ST	See Stainless Steel
F.A.C.	Fire Extinguisher Cab.	S.SK.	Service Sink
F.H.C.	Fire Hose Cabinet	STA.	Station
F.H.W.S.	Flat Head Wood Screw	STD.	Standard
FIN.	Finish	STL.	Steel
FIXT.	Fixture	STOR.	Storage
FL.	Floor	STR.L.	Structural
FLASH.	Flashing	SUSP.	Suspended
FLUOR.	Fluorescent	SYM.	Symmetrical
F.O.C.	Face of Concrete	TRD.	Tread
F.O.F.	Face of Finish	T.B.	Towel Bar
F.O.S.	Face of Studs	T.C.	Top of Curb
FRF.	Fireproof	T.L.	Telephone
F.S.	Full Size	TER.	Terrazzo
FT.	Foot or Feet	T.G.	Tongue and Groove
FTG.	Footing	THK.	Thick
FURR.	Furring	THRES.	Threshold
FUT.	Future	T.P.	Top of Pavement
GA.	Gauge	T.P.B.	Telephone Panelboard
GALV.	Galvanized	T.P.D.	Toilet Paper Dispenser
G.B.	Grab Bar	T.V.	Television
GL.	Glass	T.W.	Top of Wall
GND.	Ground	TYP.	Typical
GK.	Grade	UNF.	Unfinished
GYP.	Gypsum	U.O.N.	Unless Otherwise Noted
H.B.	Hose Bibb	UR.	Urinal
H.C.	Hollow Core	V.C.T.	Vinyl Composition Tile
HDWD.	Hardwood	VERT.	Vertical Vestibule
HDWE.	Hardware	VEST.	Vestibule
H.W.	Hollow Metal	V.I.F.	Venly in Field
HORIZ.	Horizontal	W.	West
HR.	Hour	W/	With
HGT.	Height	WC.	Wall Covering
I.D.	Inside Diameter(Dim.)	W.C.	Water Closet
INC.	Incandescent	DW.	Wood
INFO.	Information	W.F.	Wide Flange
INSUL.	Insulation	W.O.	Where Occurs
INT.	Interior	W/O.	Without
INTER.	Intermediate	WP.	Waterproof
JAN.	Janitor	WSCT.	Wanscot
JT.	Joint	WT.	Weight
KIT.	Kitchen	W.R.	Water Resistant

LOS ALTOS HOUSE PROJECT

2 STORIES ADDITION

1815 GRANGER AVE, LOS ALTOS, CA 94024

RECEIVED

Date: 2/21/2025

CITY OF LOS ALTOS PLANNING



JOON, AHN
465 NAVARO WAY
SUITE #221
SAN JOSE, CA 95134
TEL:(510)679-8817

GENERAL NOTES

- BY EXECUTING CONTRACTS, CONTRACTOR AND SUBCONTRACTORS REPRESENT THAT THEY HAVE:
 - VISITED THE SITE AND ITS SURROUNDING AND MADE DUE ALLOWANCES FOR DIFFICULTIES AND CONTINGENCIES.
 - COMPARED DRAWINGS WITH EXISTING CONDITIONS AND INFORMED THEMSELVES OF CONDITIONS TO BE ENCOUNTERED, INCLUDING WORK BY OTHERS, IF ANY, BEING PERFORMED AND
 - NOTIFIED THE ARCHITECT OF AMBIGUITIES, INCONSISTENCIES, AND ERRORS THEY HAVE DISCOVERED WITHIN DRAWINGS OR BETWEEN SCOPE AND EXISTING CONDITIONS
- FAILURE TO VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS SHALL NOT RELIEVE CONTRACTOR OR A SUBCONTRACTOR FROM FURNISHING MATERIALS OR COMPLETING THE WORK IN ACCORDANCE WITH PLANS AND OTHER CONTRACT DOCUMENT AT NO ADDITIONAL COST.
- CONTRACTOR OR SUBCONTRACTOR WILL NOT BE GIVEN EXTRA PAYMENT FOR WORK RELATED TO CONDITIONS THEY CAN DETERMINE BY EXAMINING THE SITE AND PLANS AND OTHER CONTRACT DOCUMENTS.
- CONTRACTOR OR SUBCONTRACTOR WILL NOT BE GIVEN EXTRA PAYMENT FOR WORK RELATED TO AMBIGUITIES, INCONSISTENCIES OR ERRORS WITHIN CONTRACT DOCUMENTS, OR BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS, WHEN SUCH AMBIGUITIES, INCONSISTENCIES, OR ERRORS ARE KNOWN TO CONTRACTOR OR SUBCONTRACTOR BEFORE CONTRACT EXECUTION UNLESS CONTRACTOR OR SUBCONTRACTOR HAS NOTIFIED THE OWNER IN WRITING OF SUCH CONDITION BEFORE EXECUTION OF AGREEMENT BETWEEN OWNER AND CONTRACTOR.
- CONTRACTOR SHALL ACCEPT THE SITE AND THE EXISTING SURROUNDING IN THE CONDITIONS IN WHICH THEY EXIST AT THE TIME CONTRACTOR IS GIVEN ACCESS TO BEGIN THE WORK.
- DAMAGE CAUSED BY CONTRACTOR TO EXISTING STRUCTURES, AND WORK BY OTHERS SHALL BE REPAIRED BY CONTRACTOR AND LEFT IN AS GOOD CONDITIONS AS EXISTING BEFORE THE DAMAGING. UNLESS SUCH EXISTING WORK IS SHOWN TO BE REMOVED OR REPLACED BY NEW WORK.
- COMPLETE DOCUMENTATION OF EXISTING CONSTRUCTION IS NOT AVAILABLE. DIMENSIONS, LAYOUT, EXISTING MATERIALS, AND CONCEALED CONDITIONS HAVE NOT NECESSARILY BEEN VERIFIED AND AREA NOT REPRESENTED TO BE ACCURATE BEYOND THE LEVEL NECESSARY TO DEFINE THE APPROXIMATE SCOPE OF SURFACE RENOVATION AND SYSTEM REPLACEMENT.
- IMMEDIATELY UPON ENTERING THE SITE FOR PURPOSES OF BEGINNING WORK, LOCATE GENERAL REFERENCE POINTS AND LAY OUT WORK AND BE RESPONSIBLE FOR LINES, ELEVATION AND MEASUREMENTS, AND WORK EXECUTED UNDER THIS CONTRACT. EXERCISE PROPER PRECAUTIONS TO VERIFY FIGURES SHOWN ON PLANS BEFORE LAYING OUT WORK.
- CONTRACTOR AND EACH SUBCONTRACTOR, BEFORE STARTING WORK, SHALL VERIFY GOVERNING DIMENSION AT THE SITE INCLUDING ELEVATIONS AND SHALL EXAMINE ADJOINING WORK ON WHICH CONTRACTORS OR SUBCONTRACTORS WORK ARE IN ANY WAY DEPENDENT. NO "EXTRA" OR ADDITIONAL COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL MEASUREMENTS AND DIMENSIONS SHOWN. SUBMIT DIFFERENCES DISCOVERED DURING THE WORK TO THE OWNER FOR INTERPRETATION BEFORE PROCEEDING WITH ASSOCIATED WORK.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECTS AND HIS CONSULTANTS FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECTS.
- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA PLUMBING CODE (CPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
- CALL 811 BEFORE YOU DIG

DRAWING INDEX

- ARCHITECTURAL:
- A-0 TITLE SHEET
 - A-1.0 EXISTING SITE PLAN, PROPOSED SITE PLAN
 - A-1.1 TREE PROTECTION PLAN
 - A-1.2 FLOOR AREA AND LOT COVERAGE DIAGRAM
 - A-1.3 EXISTING FLOOR PLAN
 - A-2.0 PROPOSED FLOOR PLAN (1ST FLOOR)
 - A-2.1 PROPOSED FLOOR PLAN (2ND FLOOR)
 - A-2.2 PROPOSED ROOF PLAN
 - A-3.0 EXISTING ELEVATIONS (FRONT, REAR)
 - A-3.1 EXISTING ELEVATIONS (LEFT, RIGHT)
 - A-3.2 PROPOSED ELEVATION (FRONT)
 - A-3.3 PROPOSED ELEVATION (REAR)
 - A-3.4 PROPOSED ELEVATION (LEFT)
 - A-3.5 PROPOSED ELEVATION (RIGHT)
 - A-4.0 SECTION CUT
 - A-4.1 SECTION CUT
 - A-4.2 SECTION CUT
 - A-4.3 SECTION CUT
 - A-5.0 ARCHITECTURE DETAILS
 - A-5.1 ARCHITECTURE DETAILS
 - A-5.2 COLOR PELLET
 - A-5.3 PROPOSED 3D RENDERING
 - L-1.0 LANDSCAPE PLAN

PROJECT TEAM

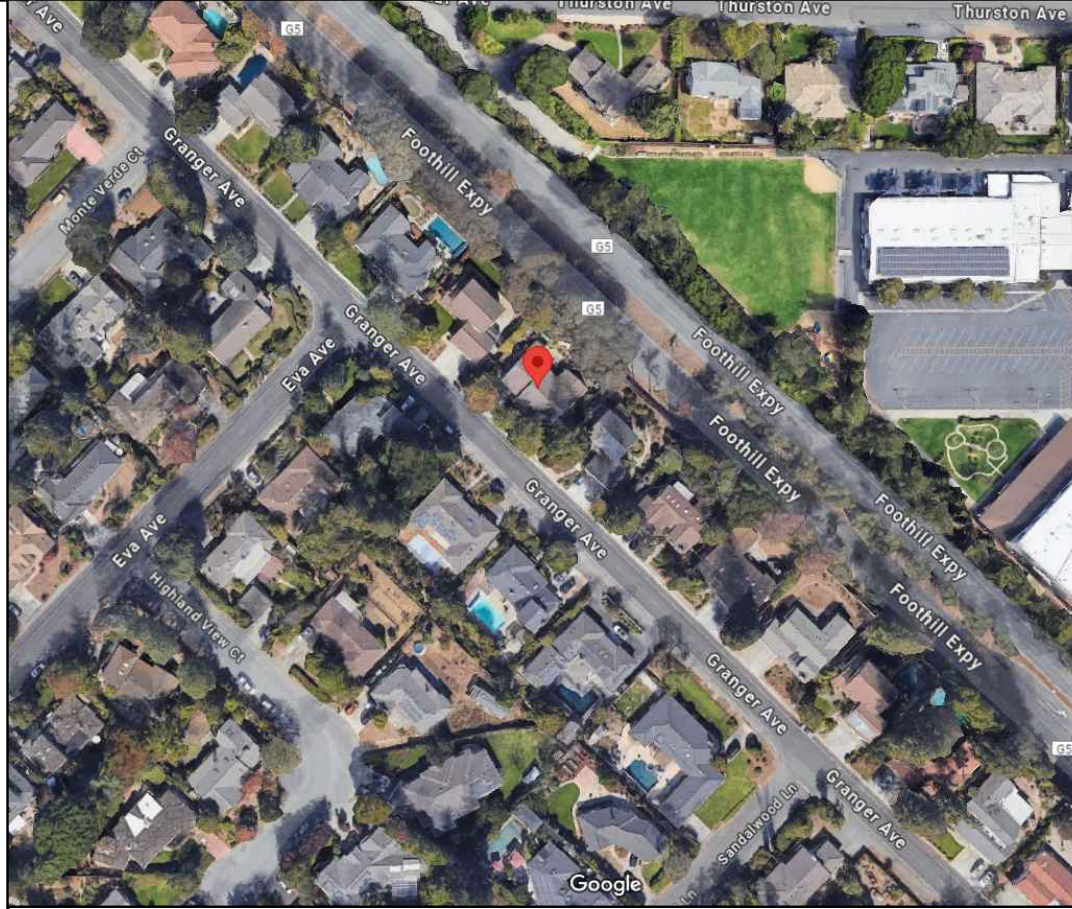
CLIENT:
Mr. FREDDY LLAMAS
1815 GRANGER AVE.
LOS ALTOS, CA 94024
TEL: (831)-540-5434
Email:7blackstone7@gmail.com

DESIGNER:
HJM DESIGNING
HYOJOON AHN,
465 NAVARO WWAY, Unit 221
San Jose, CA 95134
TEL: (510) 679-8817
Email: hjmdesigning@gmail.com

TABULATION

ASSESSOR'S PARCEL NUMBER:	342-43-12
ZONING:	R-1-10
AREA:	9,957 ft ²
TOTAL CONSTRUCTION AREA:	859 ft ²
1ST FLOOR ADDITION:	0 ft ²
2ND FLOOR ADDITION:	859 ft ²
CONSTRUCTION TYPE:	V-B
BUILDING USE GROUP:	R3U
SETBACK REQUIREMENT:	
FRONT YARD:	25 FEET
SIDE YARD (1st story):	10 FEET
(2nd story):	17.5 FEET
REAR YARD:	25 FEET
MAXIMUM ALLOWED HEIGHT:	TWO STORIES or 27 FEET
(E) HOUSE AREA(INCLUDE GARAGE):	2,623 ft ²
(N)2ND FLOOR ADDITION:	861
EXISTING TOTAL COVERAGE AREA:	2,796 ft ² ≈ 28.1 %
PROPOSED TOTAL COVERAGE AREA:	2,971 ft ² ≈ 29.8 %
PROPOSED TOTAL FLOOR AREA:	3,484 ft ² ≈ 34.9 %
MAXIMUM BUILDING COVERAGE AREA:	30 % = 2,987.1 ft ²
MAXIMUM FLOOR AREA:	35 % = 3,484.95 ft ²
FIRE SPRINKLER SYSTEM:	
(E)MAIN UNIT:	NO
(N)MAIN UNIT:	NO
(E)NUMBER OF STORIES:	1
(N)NUMBER OF STORIES:	2

VICINITY MAP



SCOPE OF WORK

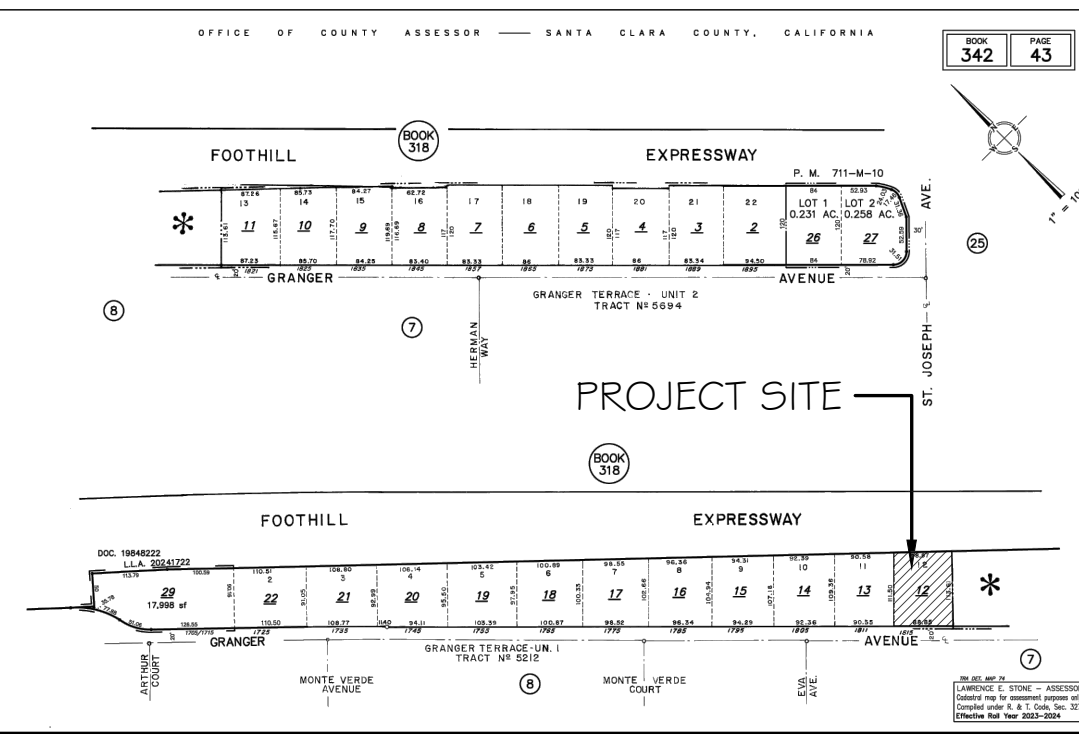
THIS PROJECT INVOLVES EXPANDING AN EXISTING ONE STORY SINGLE HOUSE TO A TWO-STORY SINGLE HOUSE. ALONG WITH THE ADDITION, THE EXTERIOR OF THE HOUSE WILL BE COMPLETELY RENOVATED. TOTAL ADDITION AREA WILL BE 859 SF.

*THE ELECTRICAL PANEL WILL BE UPGRADED FROM 125 AMP TO 200 AMP.

PROJECT SUMMARY TABLE

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2,796 square feet (28.1 %)	2,971 square feet (29.8 %)	2,987 square feet (30 %)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2,625 sq ft 2nd Flr: 861 sq ft Total: 2,625 sq ft (26.3 %)	1st Flr: 2,623 sq ft 2nd Flr: 861 sq ft Total: 3,484 sq ft (34.9 %)	3,484.95 square feet (35 %)
SETBACKS:			
Front	29.2 feet	31 feet	25 feet
Rear	33.6 feet	33.6 feet	25 feet
Right side (1st/2nd)	10.9 feet/17.5feet	10.9 feet/26.2feet	10 feet/ 17.5feet
Left side (1st/2nd)	15.9 feet/17.5feet	15.9 feet/29.6feet	10 feet/ 17.5feet
HEIGHT:	17.25 feet	24.2 feet	27 feet
SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	2,157 square feet	861 square feet	3,018 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	466 square feet	466 square feet	466 square feet
LOT CALCULATIONS			
NET LOT AREA:	9,957 square feet		
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	711 square feet (31.8%)		
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 1531.91 sq ft Existing softscape (undisturbed) area: 5,176 sq ft New softscape (new or replaced landscaping) area: 620 sq ft <i>Sum of all three should equal the site's net lot area</i>		

PARCEL MAP



SYMBOL

- DOOR NUMBER
DOOR SCHEDULE
HARDWARE GROUP
- WINDOW TYPE
- REVISION DELTA
- WORK POINT, DATUM POINT
OR CONTROL POINT
- ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION IS DRAWN
- SECTION IDENTIFICATION
SHEET WHERE SECTION IS DRAWN
- DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS DRAWN
- ROOM NAME
FLOOR SCHEDULE
BASE SCHEDULE
CEILING SCHEDULE
WALL SCHEDULE

REVISION TABLE

NO.	REFERENCE DATE	NOTES

CODE COMPLIANCE

CA. BUILDING CODE:	2022
CA. FIRE CODE:	2022
CA. ELECTRICAL CODE:	2022
CA. MECHANICAL CODE:	2022
CA. PLUMBING CODE:	2022
CA. RESIDENTIAL CODE:	2022
CA. ENERGY CODE:	2022
CA. GREEN BUILDING CODE:	2022
LOS ALTOS MUNICIPAL CODE:	2023

*SYMBOLS, LEGENDS, AND ABBREVIATIONS LISTED ARE FOR GENERAL USE. DISREGARD THOSE WHICH ARE NOT USED ON THE DRAWINGS

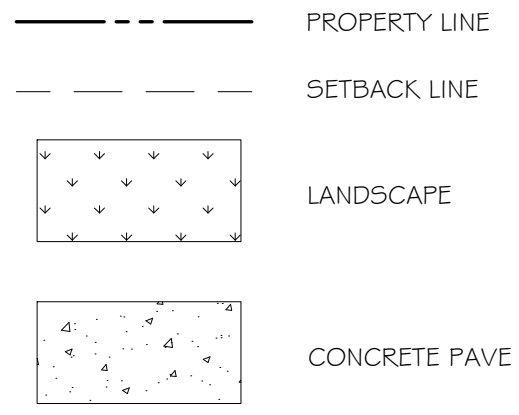
REVISIONS:

PLANNING REVISION 2024-08-28

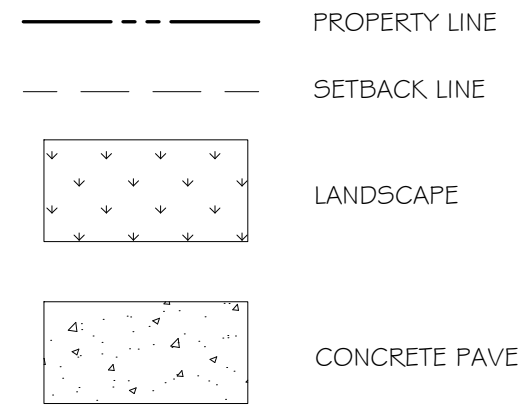
SHEET TITLE:
TITLE SHEET

SCALE	DATE
AS SHOWN	5.21.2024
PROJECT NO	DRAWN BY
24-045	JOON

A-0



TREE #	SIZE	SPECIES	PROTECTED STATUS	REMOVED/KEEP	CONDITION
1	13'	Chinese pistache <i>Palicourea chinensis</i>	YES	KEEP	GOOD
2	10'	Chinese pistache <i>Palicourea chinensis</i>	NO	KEEP	GOOD
3	14'	Southern magnolia <i>Magnolia grandiflora</i>	YES	REMOVED	BAD
4	19.5'	Southern magnolia <i>Magnolia grandiflora</i>	YES	KEEP	GOOD
5	6"	Ligustrum ligustrinum <i>Ligustrum ligustrinum</i>	NO	KEEP	GOOD
6	6"	Chesewood Pittosporum <i>Pittosporum tobira</i>	NO	KEEP	GOOD
7	8"	Chesewood Pittosporum <i>Pittosporum tobira</i>	NO	KEEP	GOOD
8	8"	Red yewtree Eucalyptus <i>Eucalyptus sideroxylon</i>	NO	KEEP	GOOD
9	26"	Red yewtree Eucalyptus <i>Eucalyptus sideroxylon</i>	YES	KEEP	GOOD
10	19.5'	Red yewtree Eucalyptus <i>Eucalyptus sideroxylon</i>	YES	KEEP	GOOD



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TREE #	SIZE	SPECIES	PROTECTED STATUS	REMOVED/KEEP	CONDITION
11	15 GALLON	California West Nettle <i>Quercus suber</i> (Cork oak)	N/A	NEW	NEW
12	24" BOX	California West Nettle <i>Quercus suber</i> (Cork oak)	N/A	NEW	NEW
13	24" BOX	California West Nettle <i>Quercus suber</i> (Cork oak)	N/A	NEW	NEW



JOON, AHN
465 NAVARO WAY
SUITE #221
SAN JOSE, CA 95134
TEL: (510) 679-8817

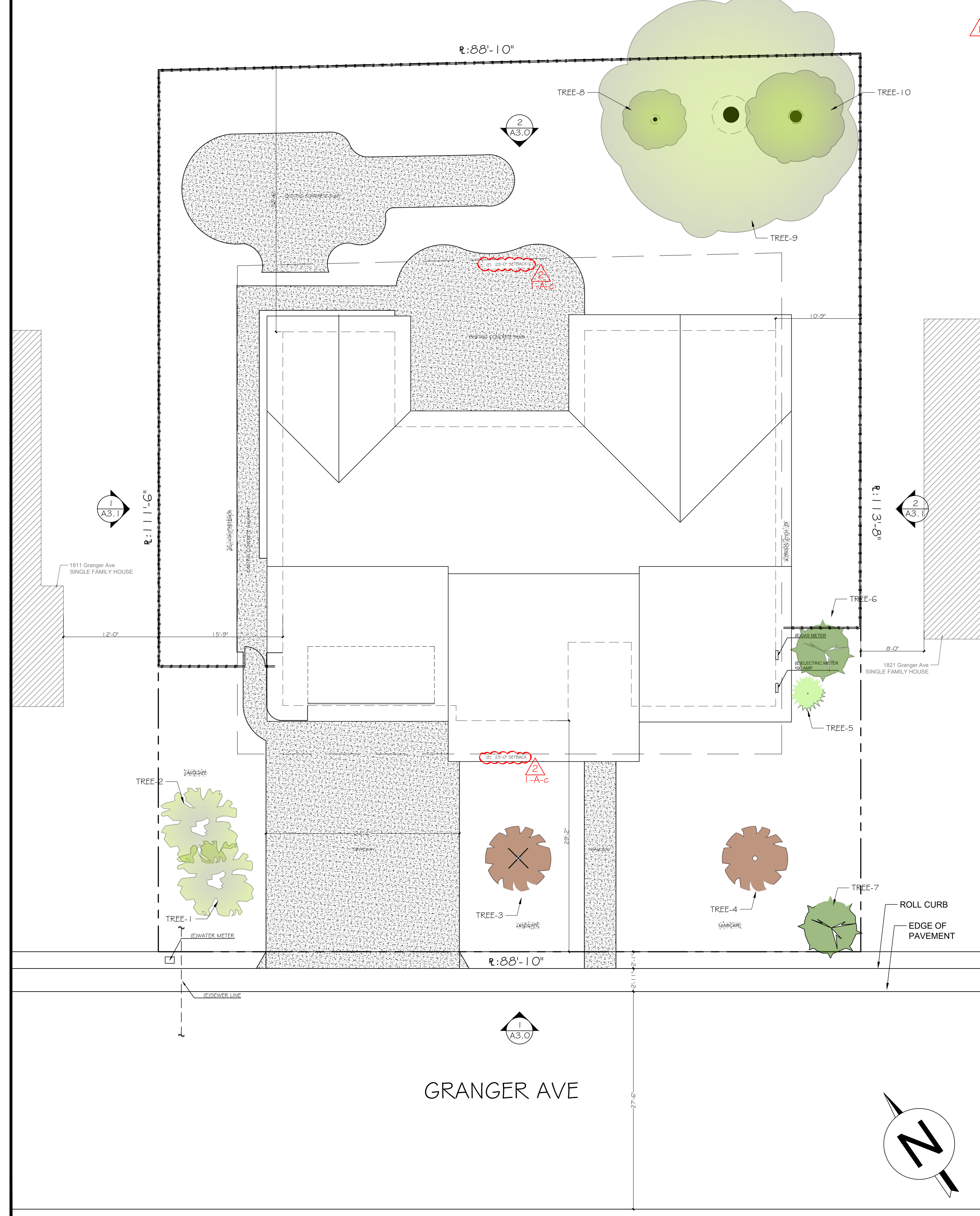
LOS ALTOS HOUSE PROJECT
2 STORIES ADDITION & REMODELING
1815 GRANGER AVE
LOS ALTOS, CA 94024

REVISIONS:

△	PLANNING REVISION 2024-08-28
△	PLANNING REVISION 2024-12-20

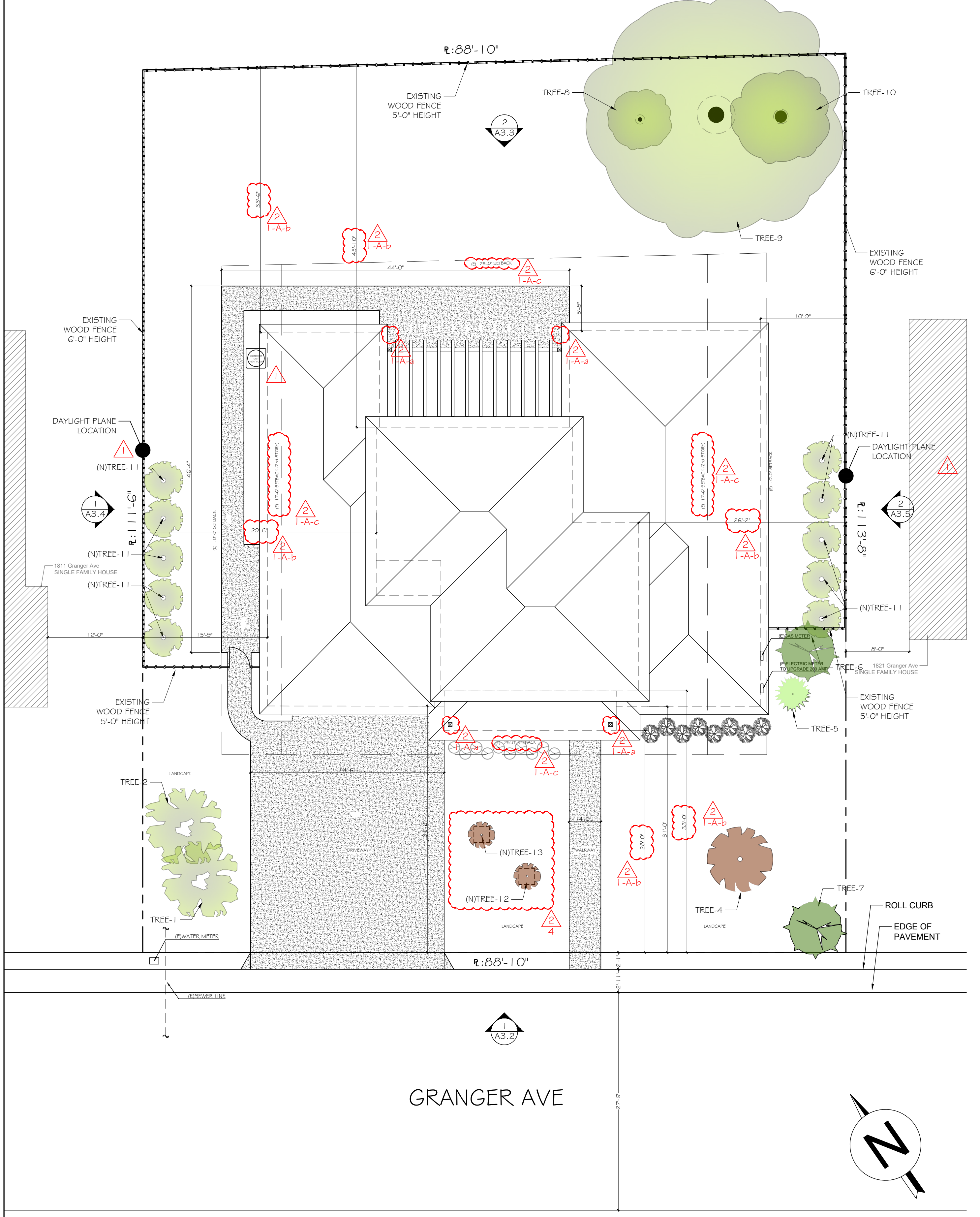
SHEET TITLE:
EXISTING SITE PLAN
PROPOSED SITE PLAN

SCALE	DATE
AS SHOWN	5.21.2024
PROJECT NO	DRAWN BY
24-045	JOON



EXISTING SITE PLAN

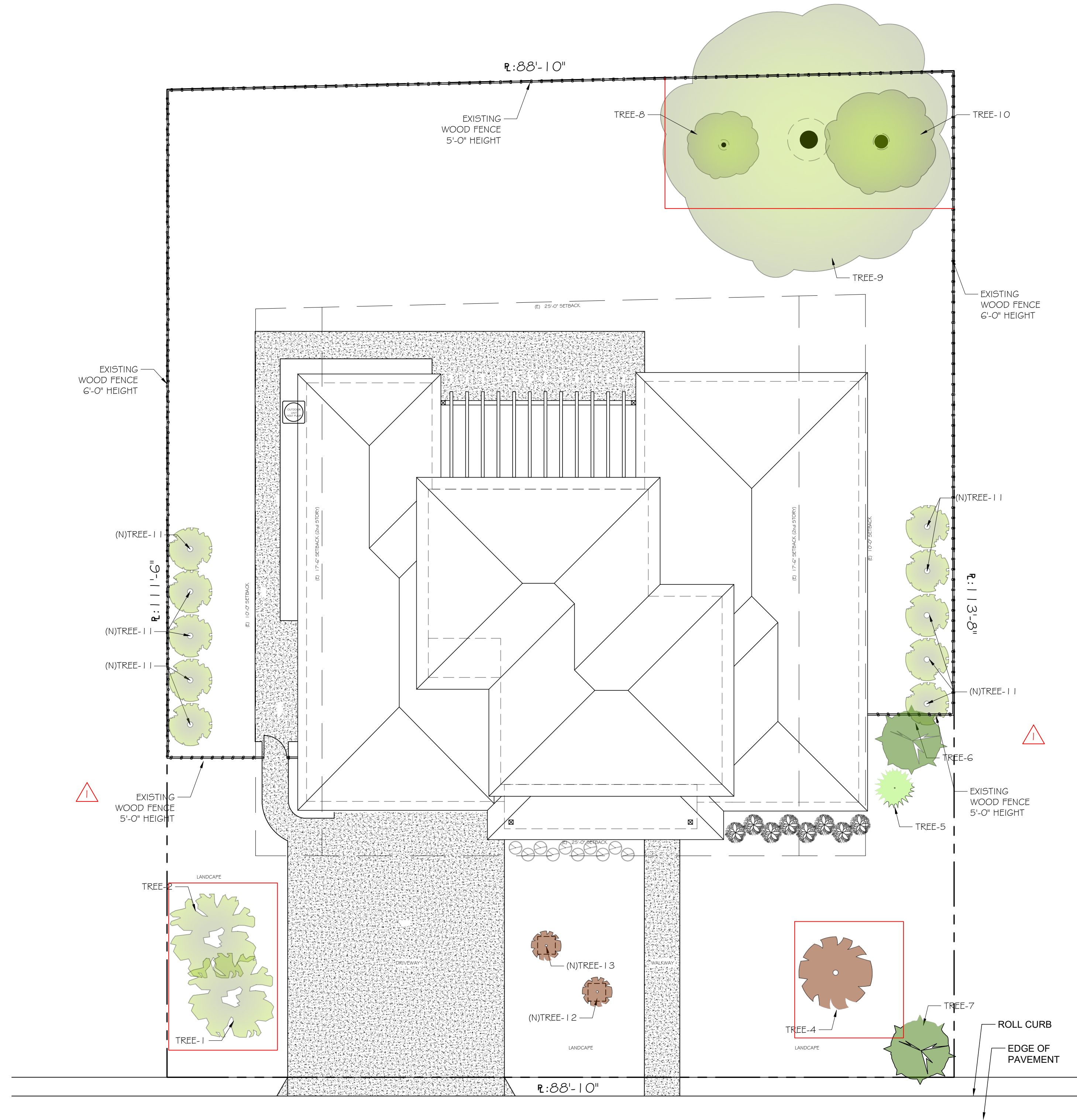
1/4" = 1'-0" 1



PROPOSED SITE PLAN

1/4" = 1'-0" 1

- PROPERTY LINE
- - - SETBACK LINE
- [Pattern] LANDSCAPE
- [Pattern] CONCRETE PAVE
- [Red Box] TREE PROTECTIVE FENCE



TREE INVENTORY					
TREE #	SIZE	SPECIES	PROTECTED STATUS	REMOVED/KEEP	CONDITION
1	13"	Chinese pistache <i>Pistacia chinensis</i>	YES	KEEP	GOOD
2	10"	Chinese pistache <i>Pistacia chinensis</i>	YES	KEEP	GOOD
3	14"	Southern magnolia <i>Magnolia grandiflora</i>	YES	REMOVED	BAD
4	19.5"	Southern magnolia <i>Magnolia grandiflora</i>	YES	KEEP	GOOD
5	6"	Ligustrum <i>Ligustrum japonicum</i>	NO	KEEP	GOOD
6	6"	Cheesewood <i>Pittosporum</i> species	NO	KEEP	GOOD
7	8"	Cheesewood <i>Pittosporum</i> species	NO	KEEP	GOOD
8	8"	Red ironbark <i>Eucalyptus sideroxylon</i>	NO	KEEP	GOOD
9	26"	Red ironbark <i>Eucalyptus sideroxylon</i>	YES	KEEP	GOOD
10	19.5"	Red ironbark <i>Eucalyptus sideroxylon</i>	YES	KEEP	GOOD
11	15 GALLON	California Wax Myrtle	N/A	NEW	NEW
12	24" BOX	Southern magnolia <i>Magnolia grandiflora</i>	N/A	NEW	NEW
13	24" BOX	Southern magnolia <i>Magnolia grandiflora</i>	N/A	NEW	NEW

Quercus suber (Cork oak) ⚠️



JOON, AHN
465 NAVARO WAY
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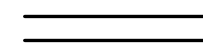
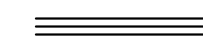
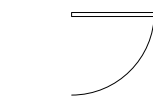
REVISIONS:

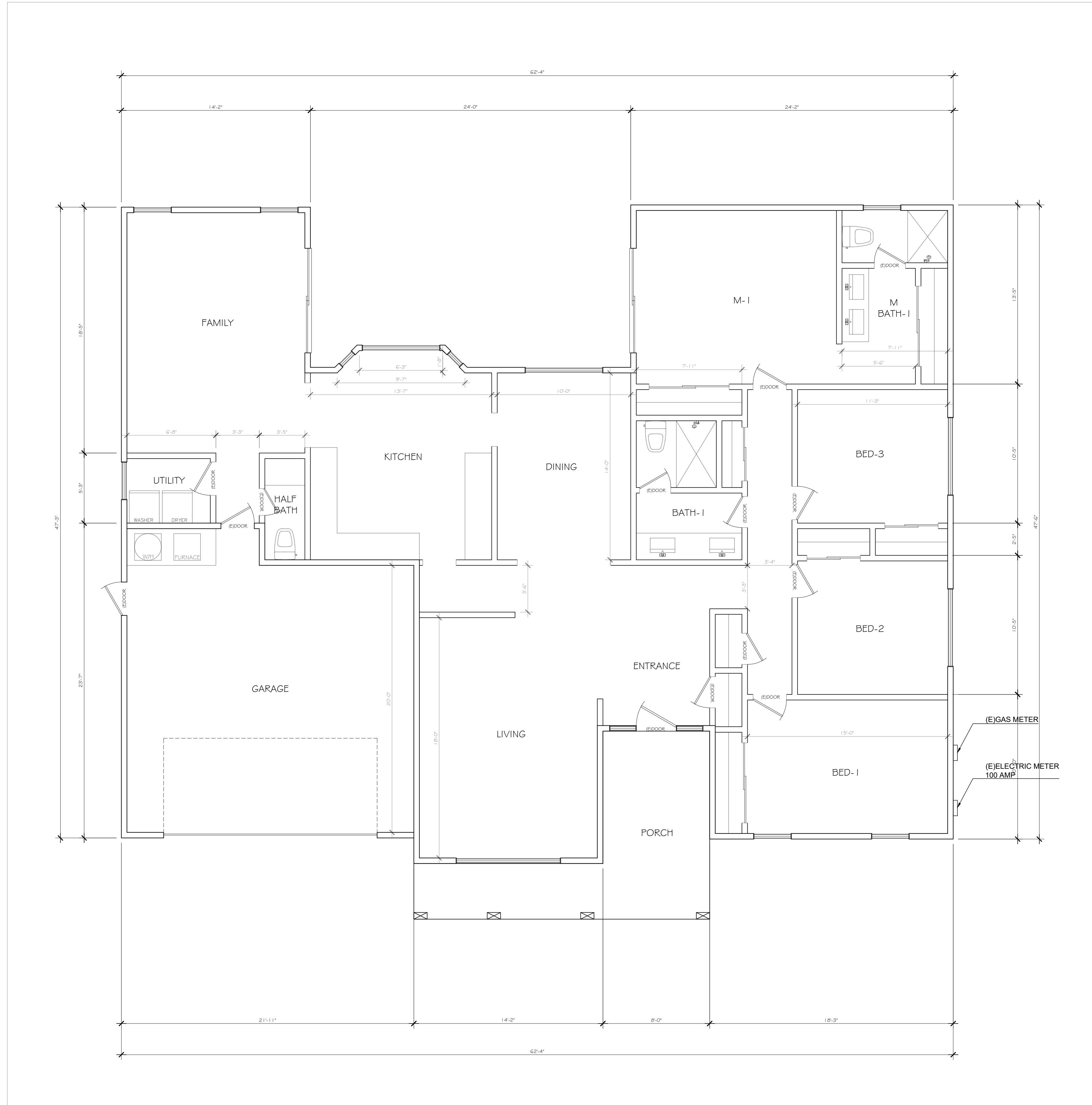
⚠️	PLANNING REVISION 2024-08-28

SHEET TITLE:
TREE PROTECTION PLAN

SCALE	DATE
AS SHOWN	5.21.2024
PROJECT NO	DRAWN BY
24-045	JOON

LEGEND

-  (E) WALL
-  (E) WINDOW, SIZES AND TYPES SHOWN ON THE FLOOR PLAN
-  SWING DOOR



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LOS ALTOS HOUSE PROJECT
 2 STORIES ADDITION & REMODELING
 1815 GRANGER AVE
 LOS ALTOS, CA 94024

REVISIONS:

SHEET TITLE:

SCALE	DATE
AS SHOWN	5.21.2024
PROJECT NO	DRAWN BY
24-045	JOON

LEGEND

- (E) WALL
- (N) EXTERIOR WALL
2x4 STUD WALL @ 16" O.C. WITH
R-15 INSUL & 1" OF R-5 CONTINUOUS FOAM
(PLEASE SEE T-24)
- (I) INTERIOR WALL



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REVISIONS:

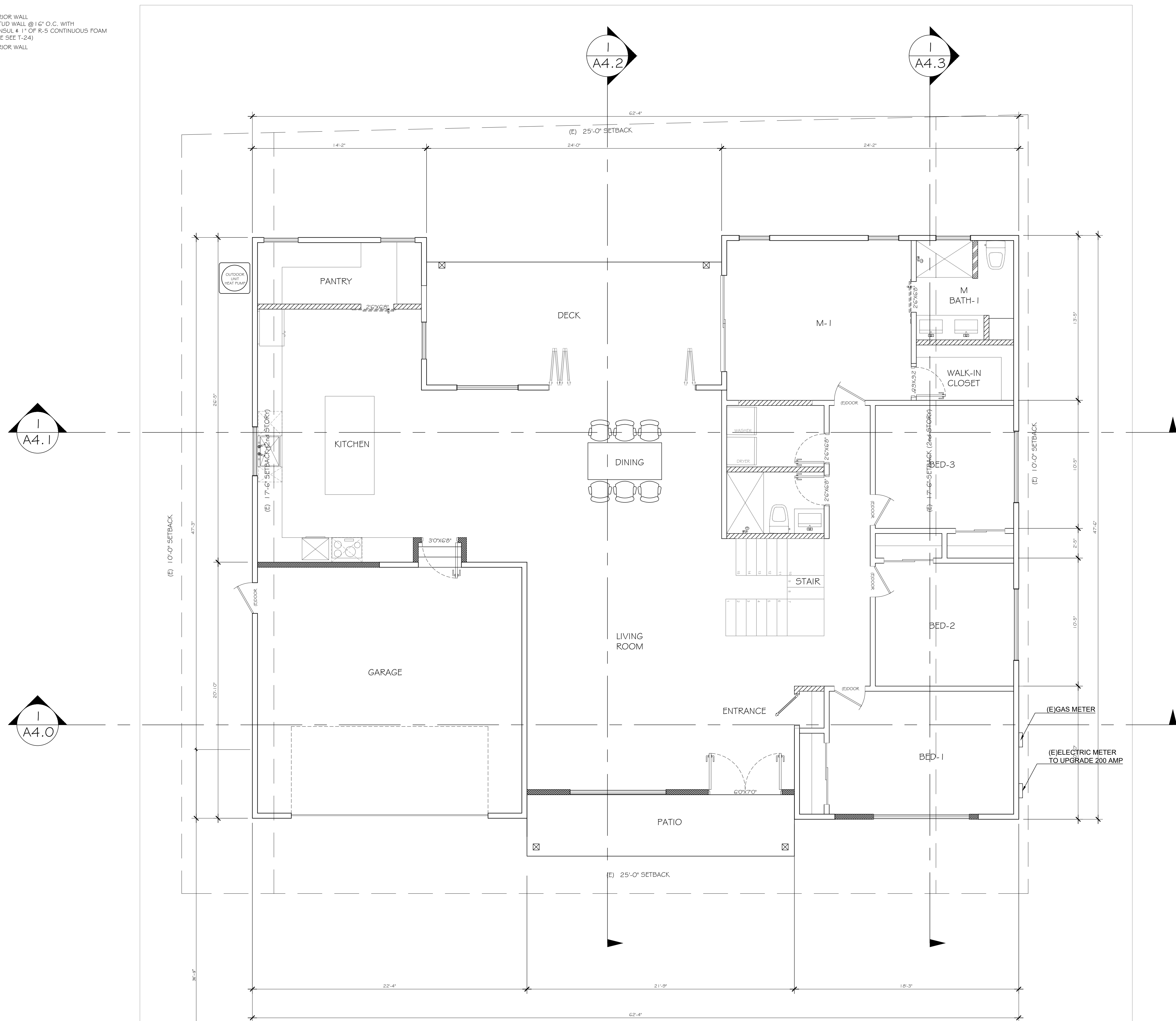
SHEET TITLE:

SCALE	DATE
AS SHOWN	5.21.2024
PROJECT NO	DRAWN BY
24-045	JOON




PROPOSED 1ST FLOOR PLAN

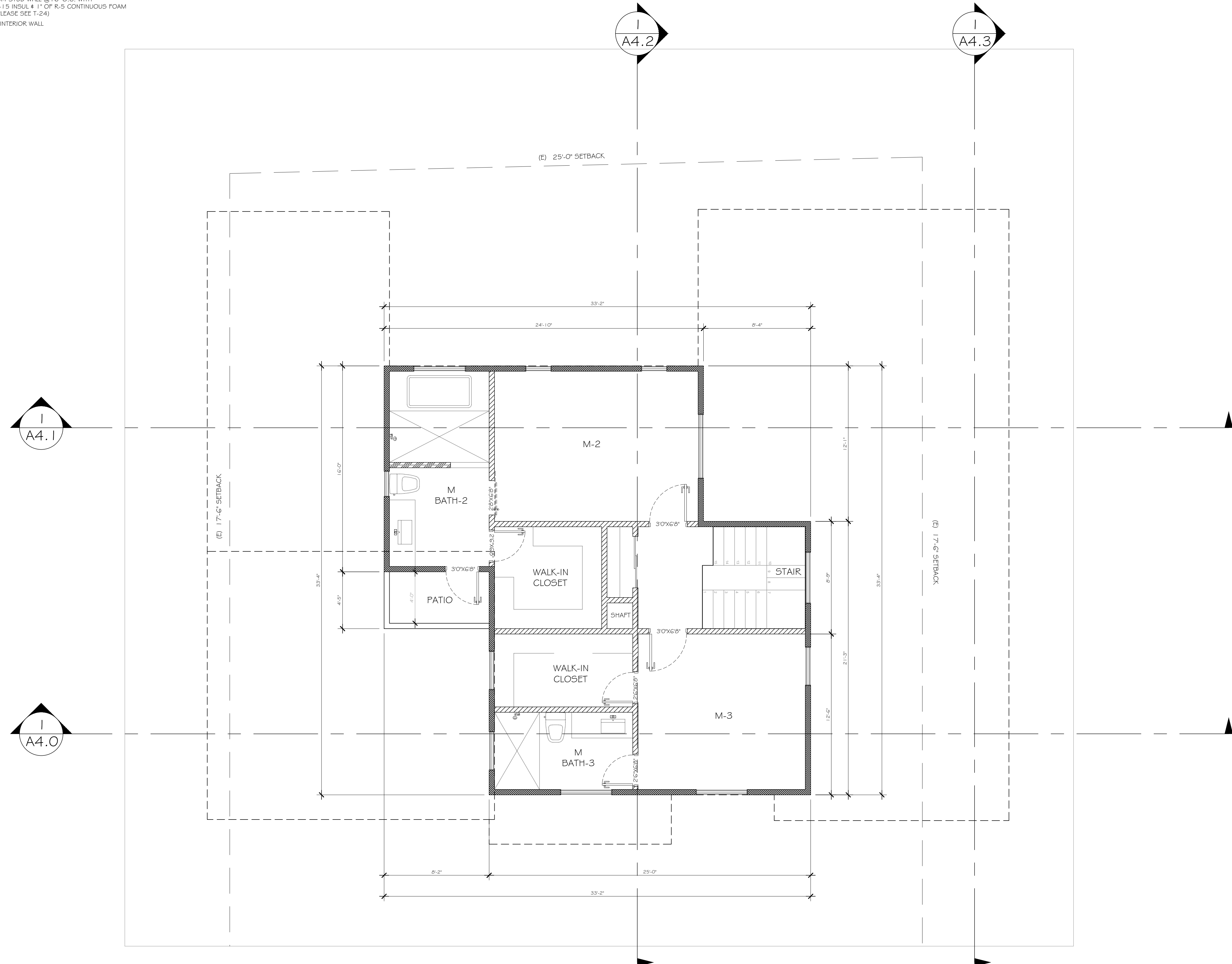
1/4" = 1'-0" 1

A-2.0



LEGEND

-  (E) WALL
-  (N) EXTERIOR WALL
2X4 STUD WALL @ 16" O.C. WITH
R-15 INSUL & 1" OF R-5 CONTINUOUS FOAM
(PLEASE SEE T-24)
-  (N) INTERIOR WALL



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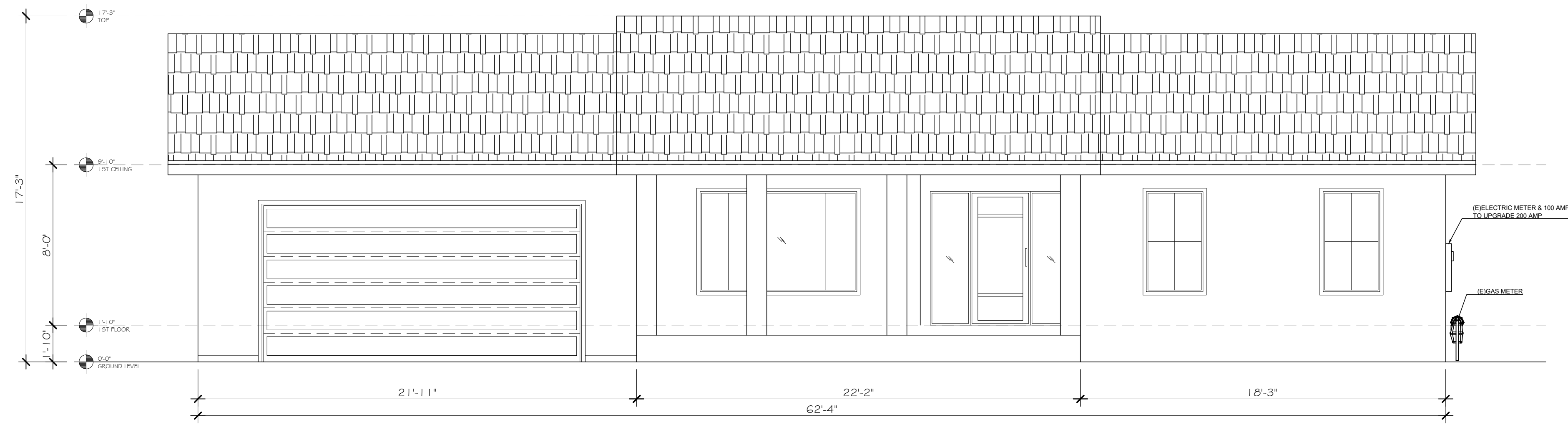
LOS ALTOS HOUSE PROJECT
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REVISIONS:

SHEET TITLE:

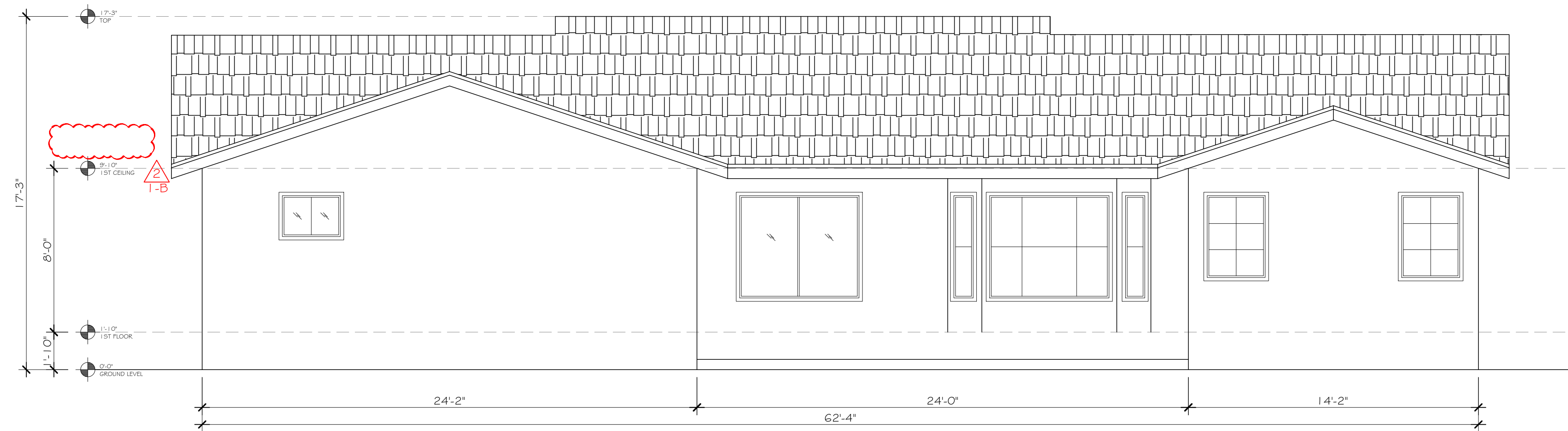
SCALE	DATE
AS SHOWN	5.21.2024
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24-045	JOON

LOS ALTOS HOUSE PROJECT
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EXISTING FRONT ELEVATION

3/8" = 1'-0" 1



EXISTING REAR ELEVATION

3/8" = 1'-0" 2

REVISIONS:

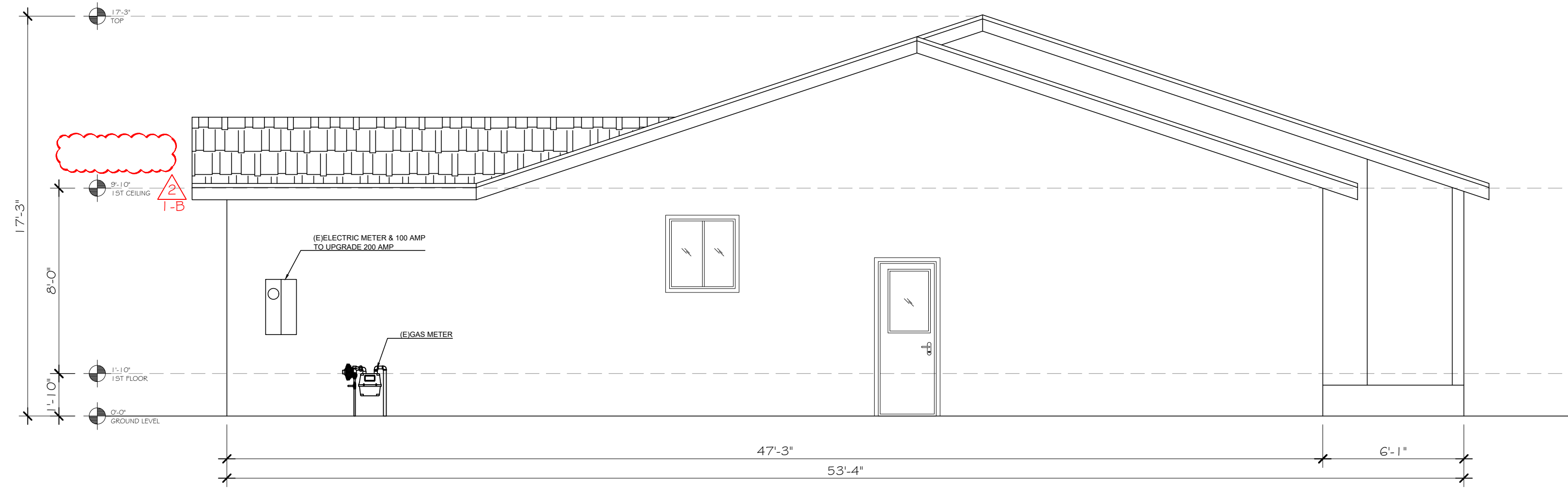
△	PLANNING REVISION 2024-12-20

SHEET TITLE:
FRONT ELEVATION

SCALE	DATE
AS SHOWN	5.21.2024
PROJECT NO	DRAWN BY
24-045	JOON

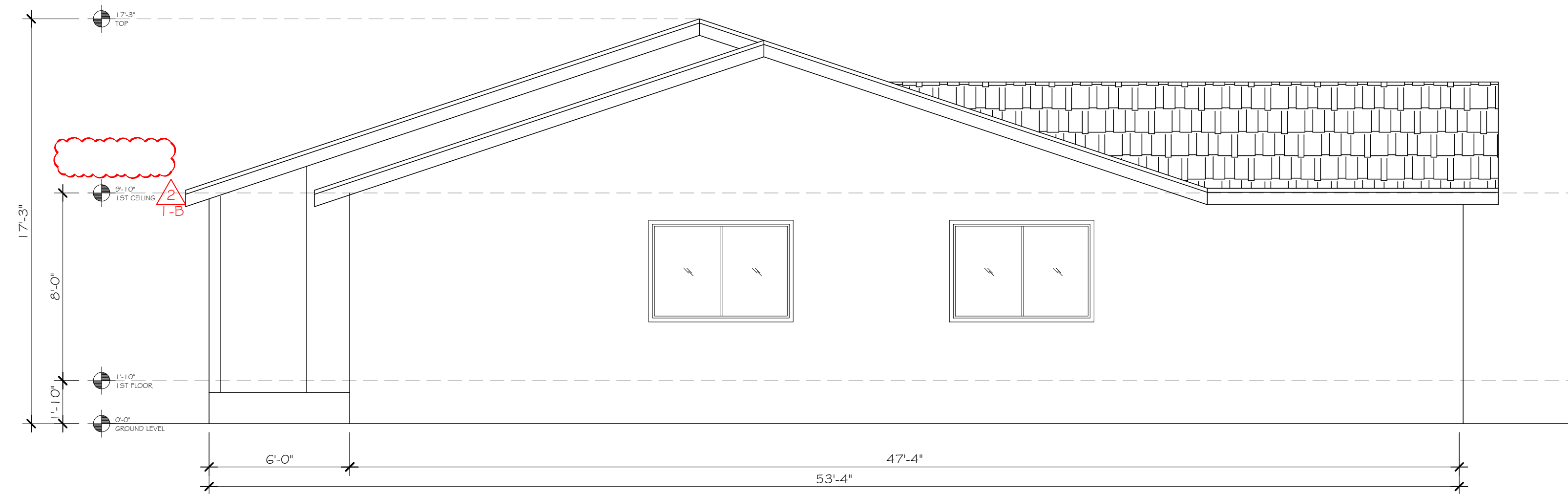
A-3.0

LOS ALTOS HOUSE PROJECT
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EXISTING LEFT ELEVATION

3/8" = 1'-0" 1



EXISTING RIGHT ELEVATION

3/8" = 1'-0" 2

REVISIONS:

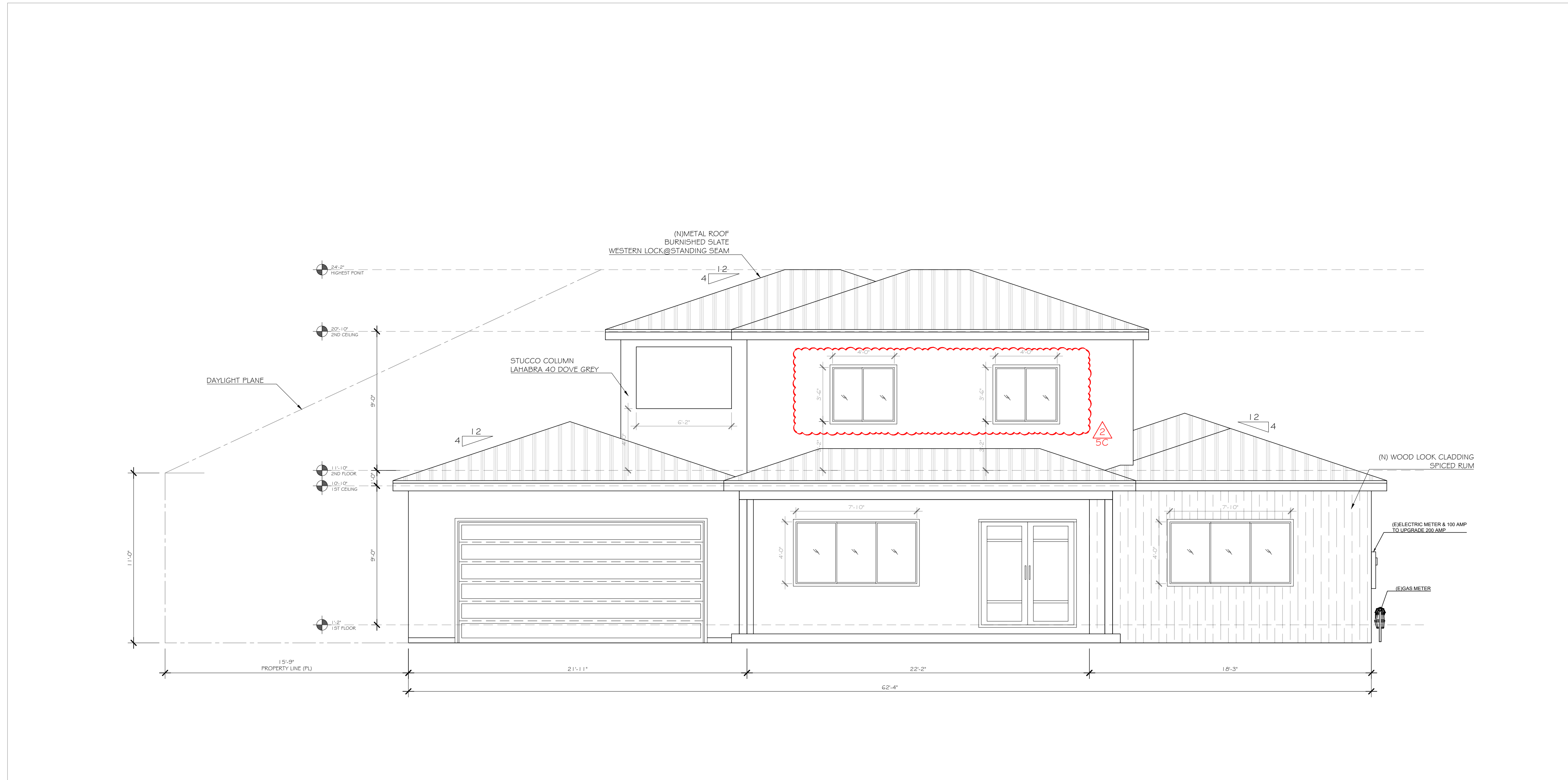
△	PLANNING REVISION 2024-12-20

SHEET TITLE:
FRONT ELEVATION



SCALE	DATE
AS SHOWN	5.21.2024
PROJECT NO	DRAWN BY
24-045	JOON

A-3.1

LOS ALTOS HOUSE PROJECT
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REVISIONS:

-  PLANNING REVISION 2024-08-28
-  PLANNING REVISION 2024-12-20

SHEET TITLE:
FRONT ELEVATION

SCALE	DATE
AS SHOWN	5.21.2024
PROJECT NO	DRAWN BY
24-045	JOON

LOS ALTOS HOUSE PROJECT
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REVISIONS:

△	PLANNING REVISION 2024-08-28

SHEET TITLE:
REAR ELEVATION

SCALE	DATE
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24-045	JOON

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REVISIONS:

△ PLANNING REVISION 2024-08-28

SHEET TITLE:
LEFT ELEVATION

SCALE	DATE
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24-045	JOON

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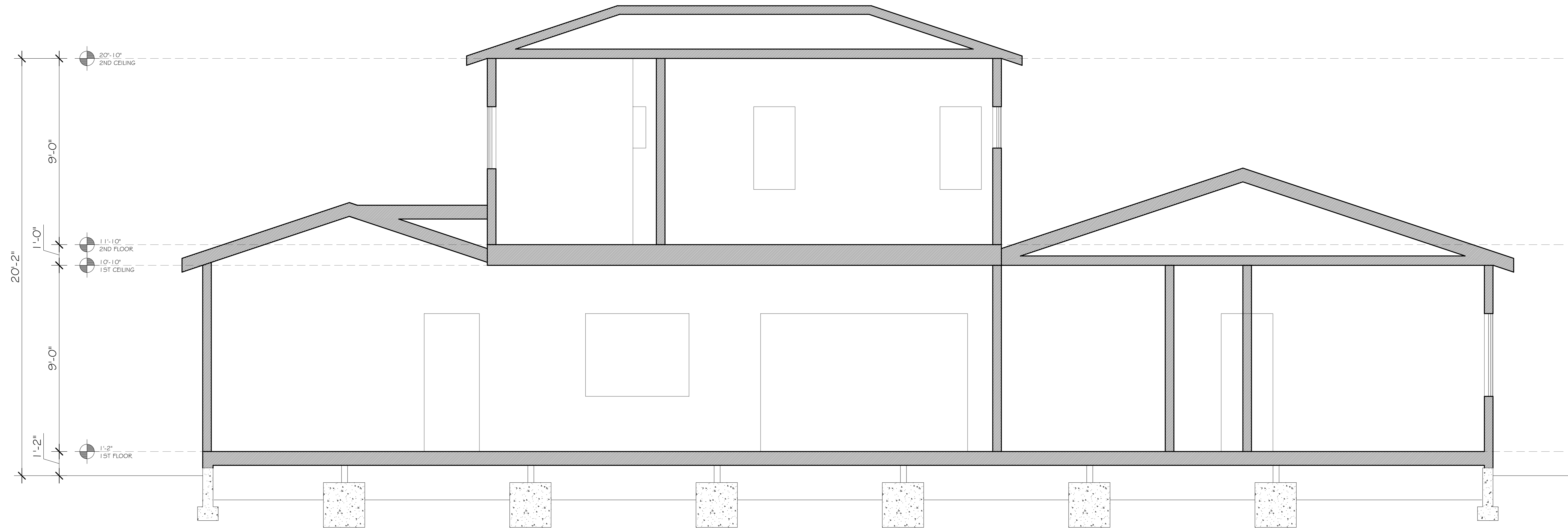
REVISIONS:

▲	PLANNING REVISION 2024-08-28

SHEET TITLE:
RIGHT ELEVATION

SCALE	DATE
AS SHOWN	5.21.2024
PROJECT NO	DRAWN BY
24-045	JOON

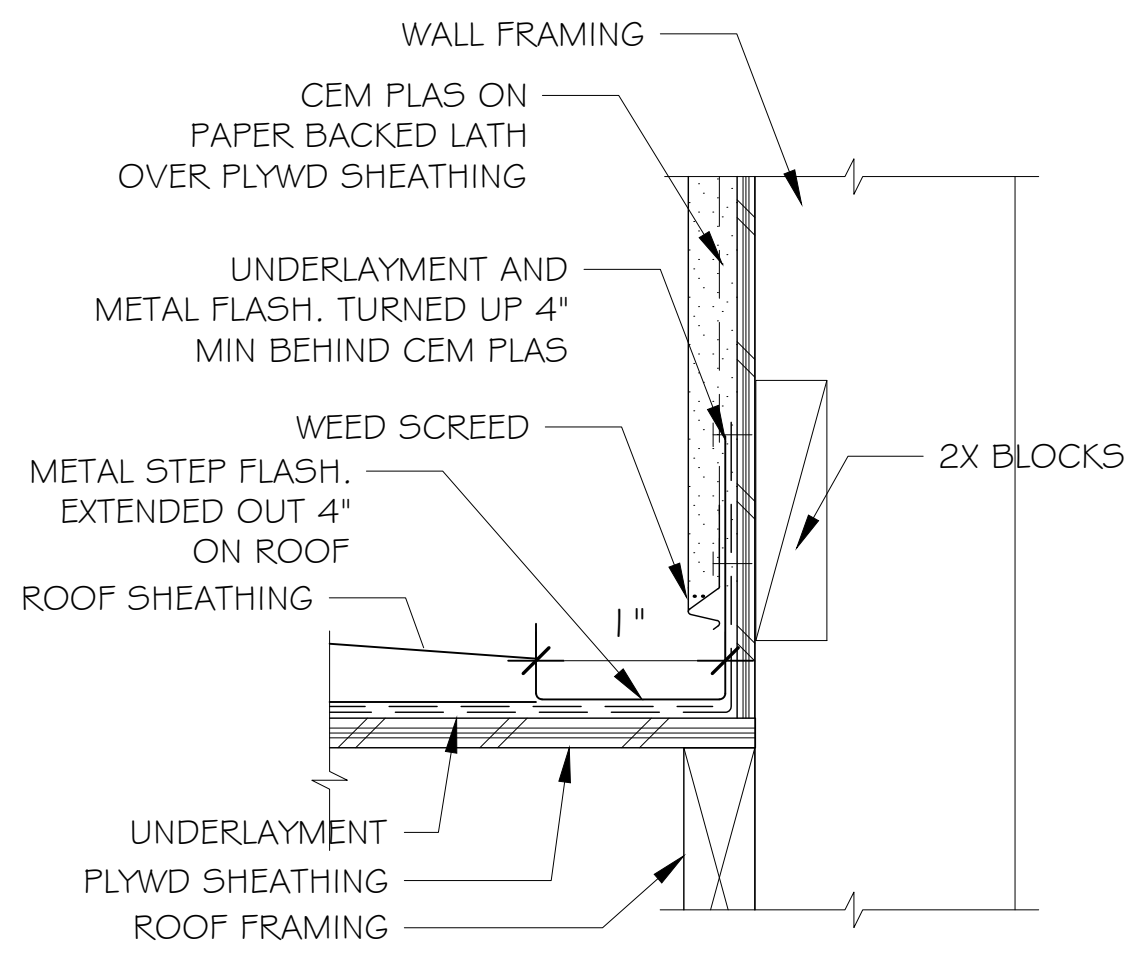
LOS ALTOS HOUSE PROJECT
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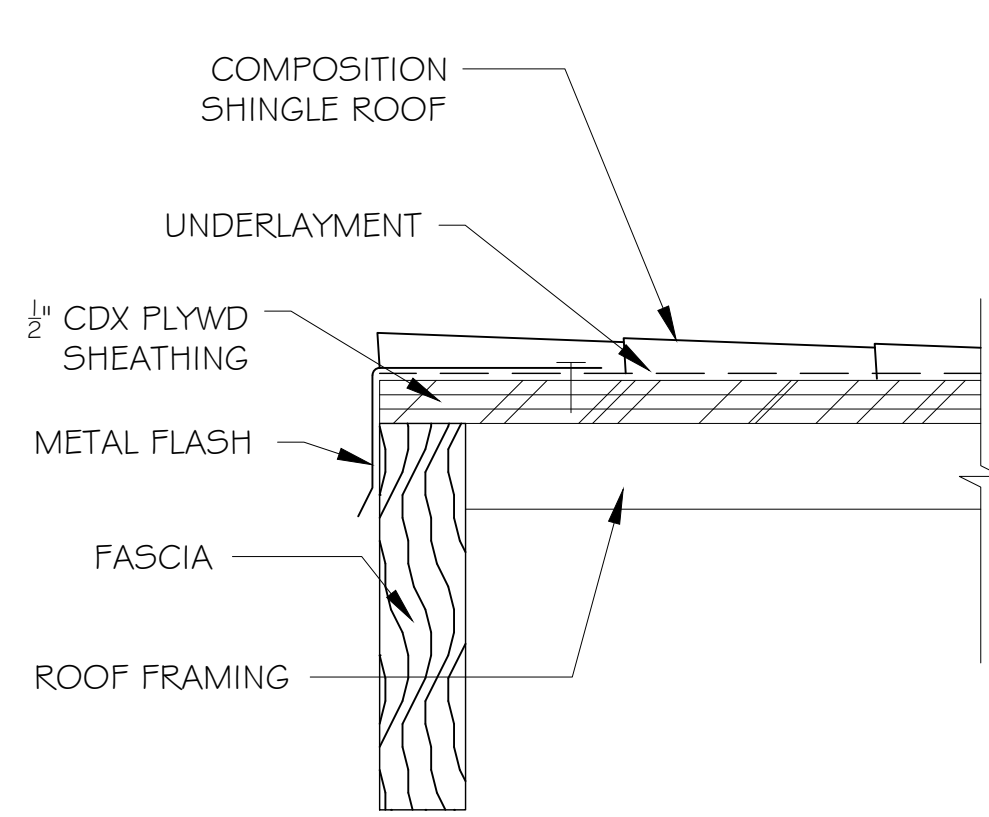
REVISIONS:

SHEET TITLE:
SECTION VIEW

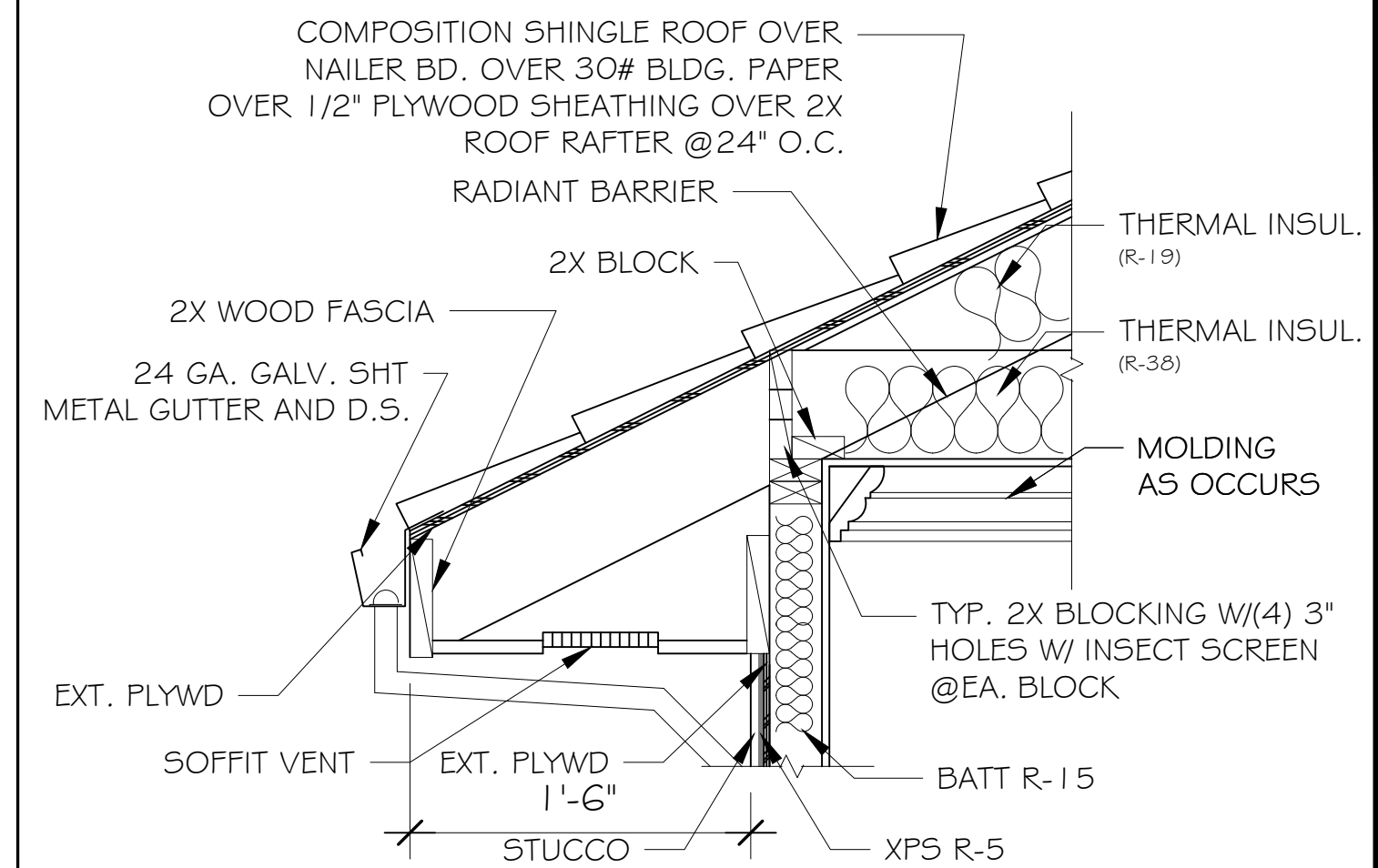
SCALE	DATE
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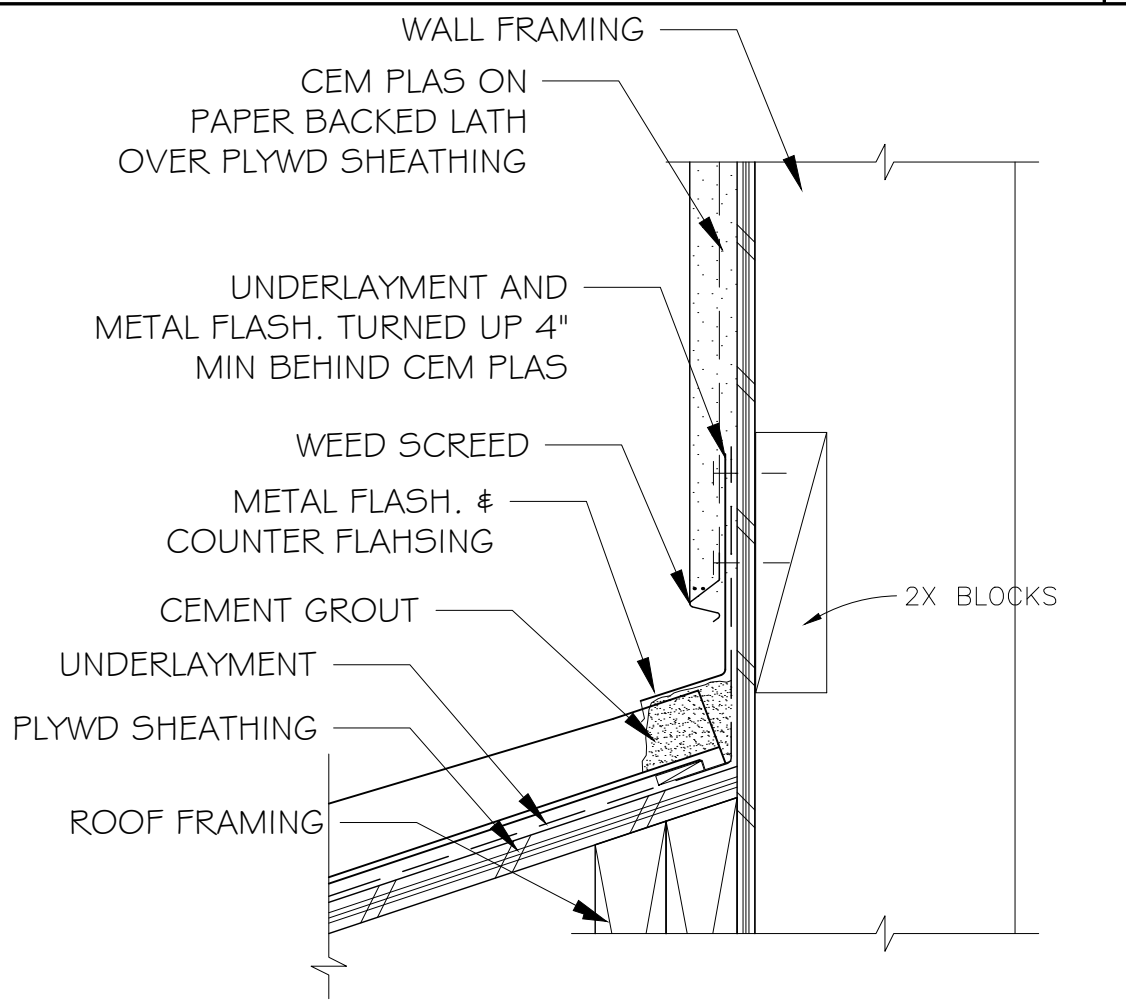
ROOF DETAIL @ WALL 1" 9



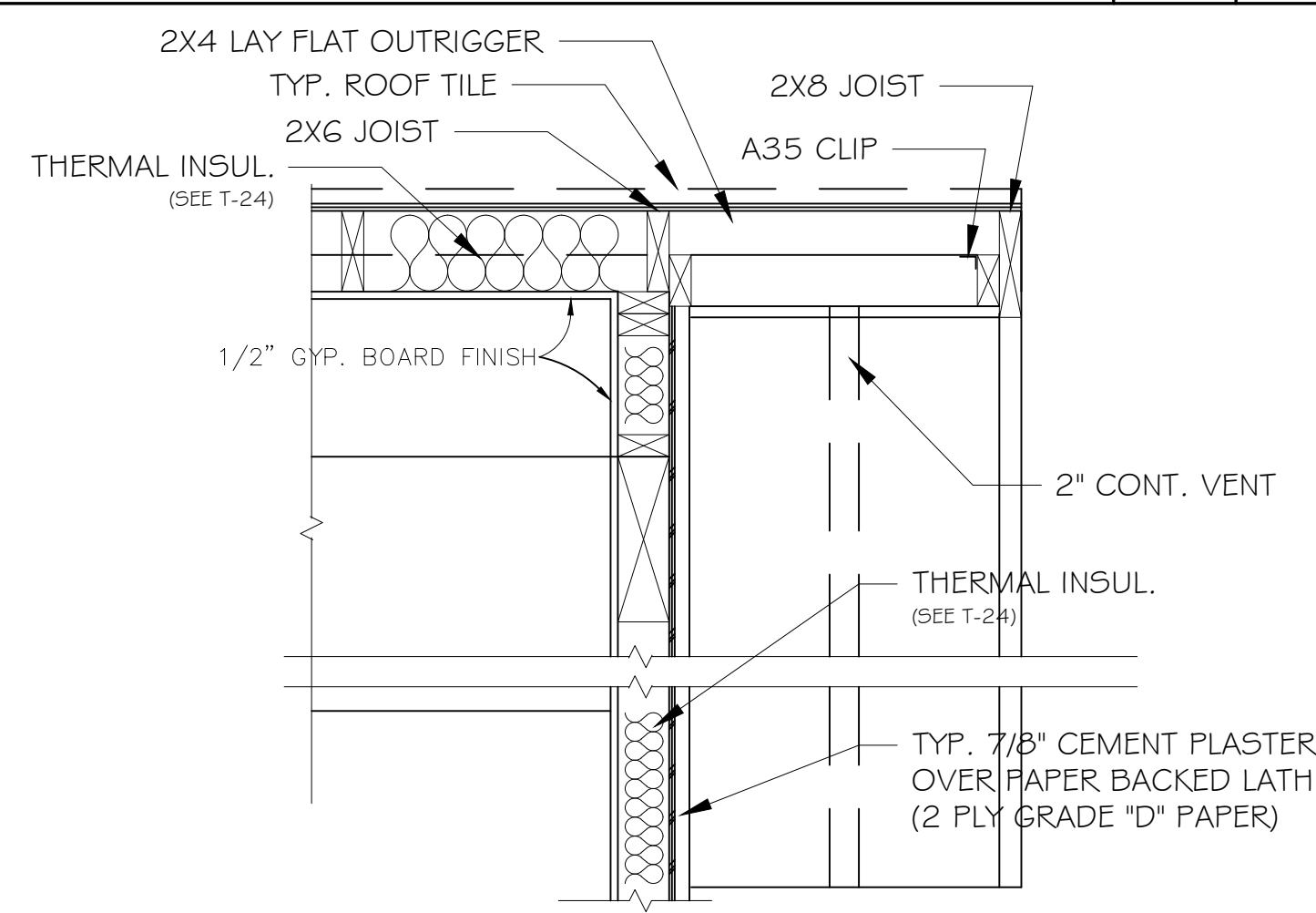
FASCIA DETAIL 1" 5



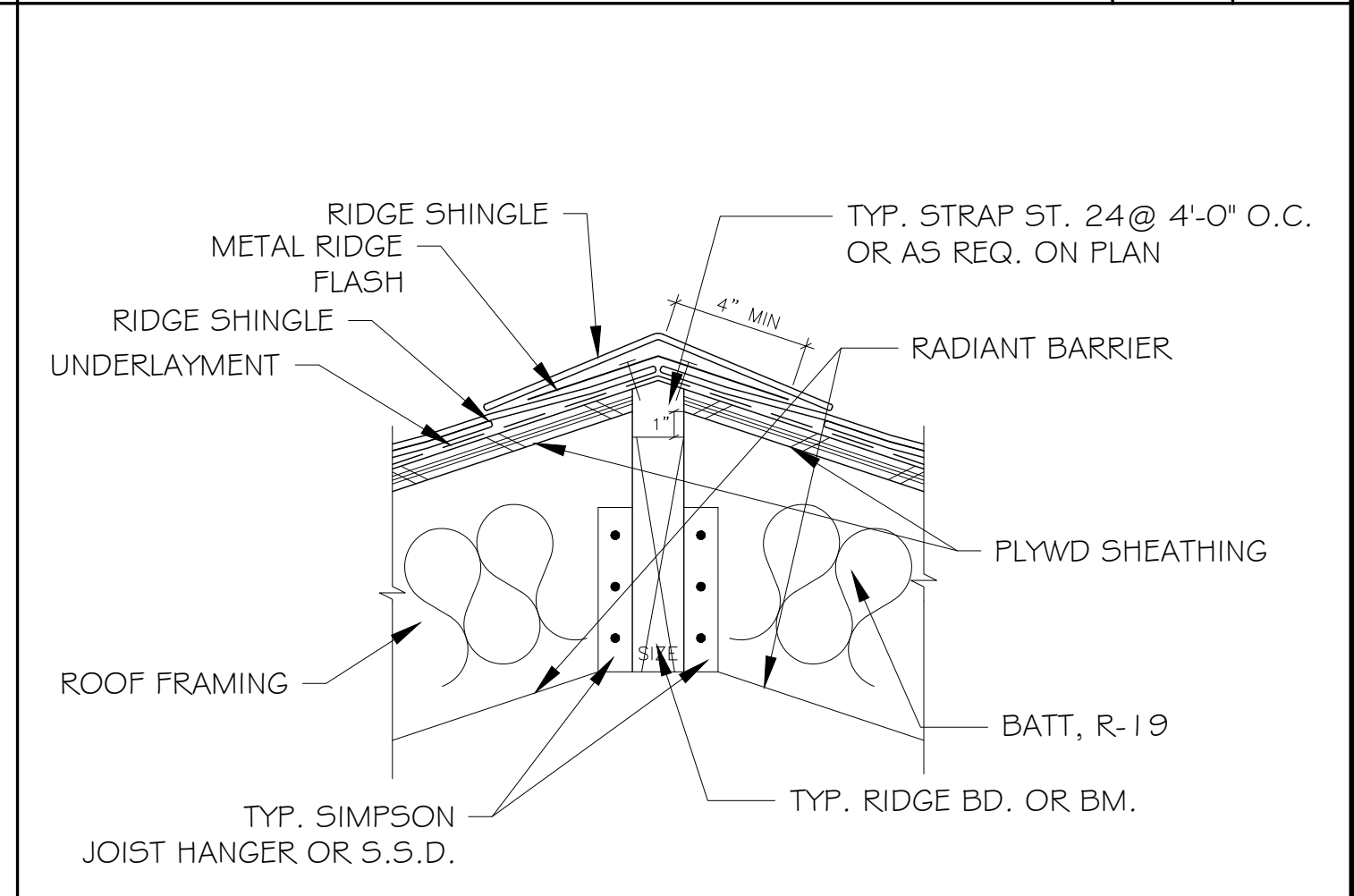
TYP. ROOF @ FASCIA 1" 1



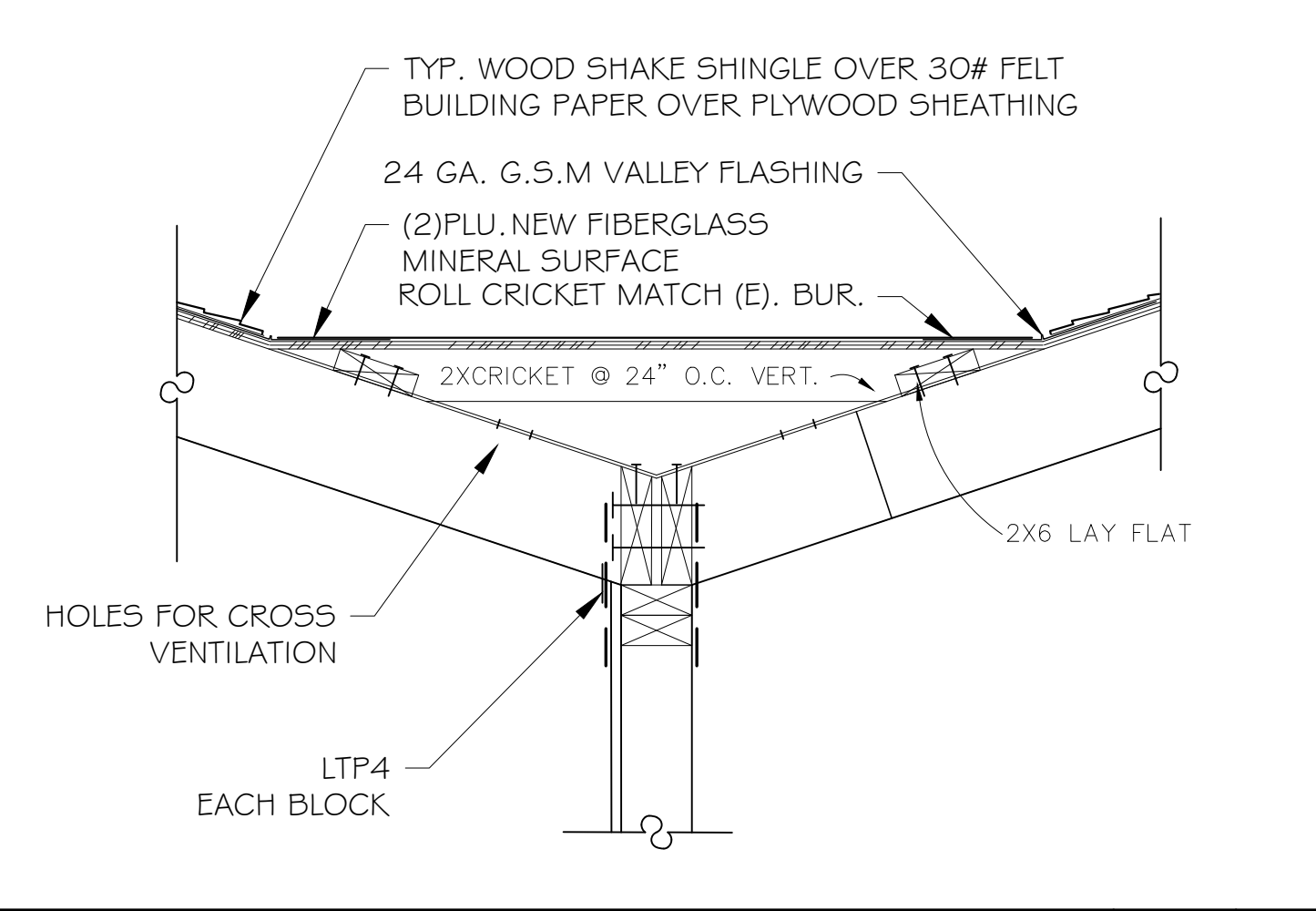
ROOF DETAIL @ WALL 1" 10



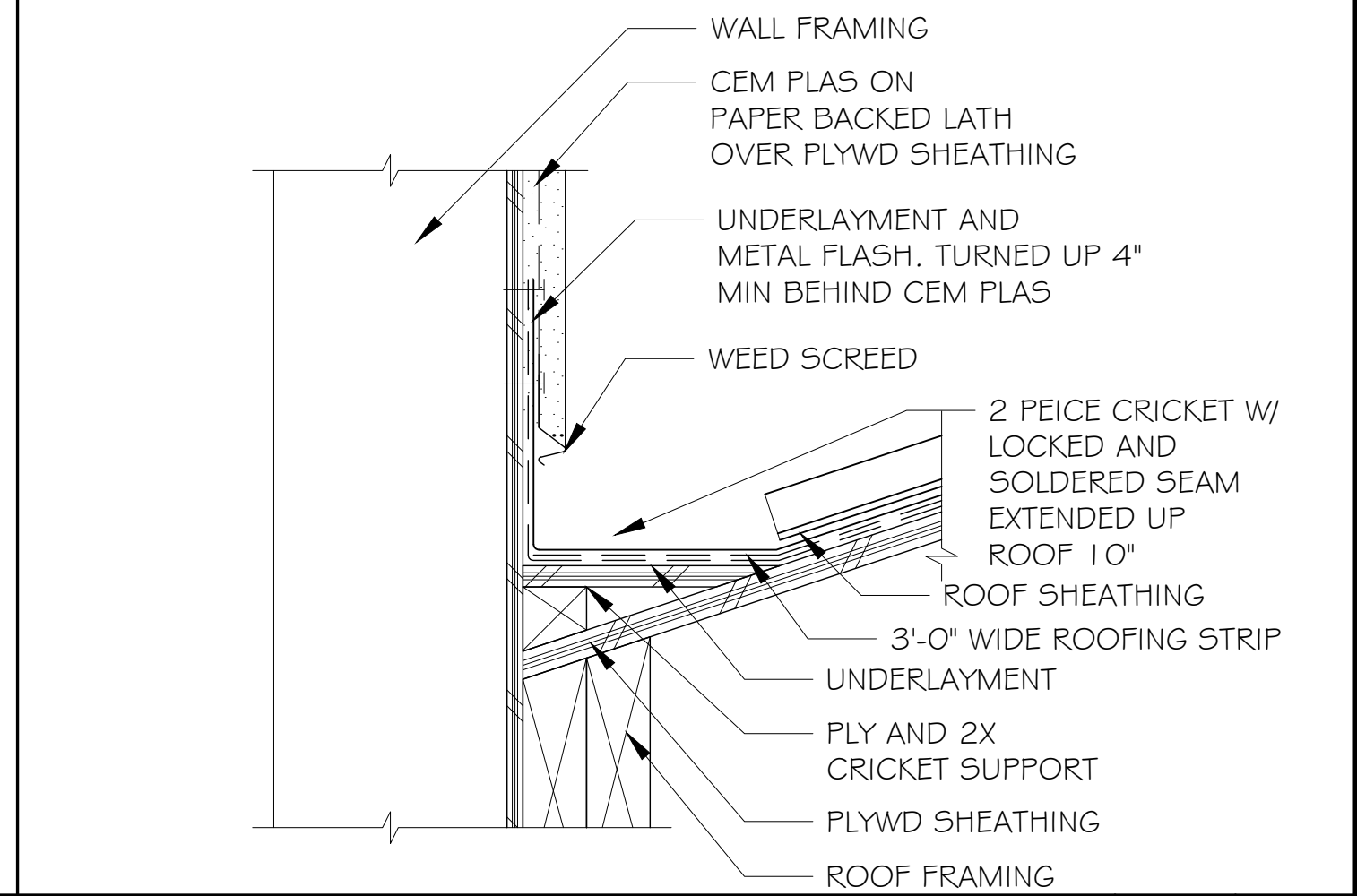
RAKE DETAIL 1" 6



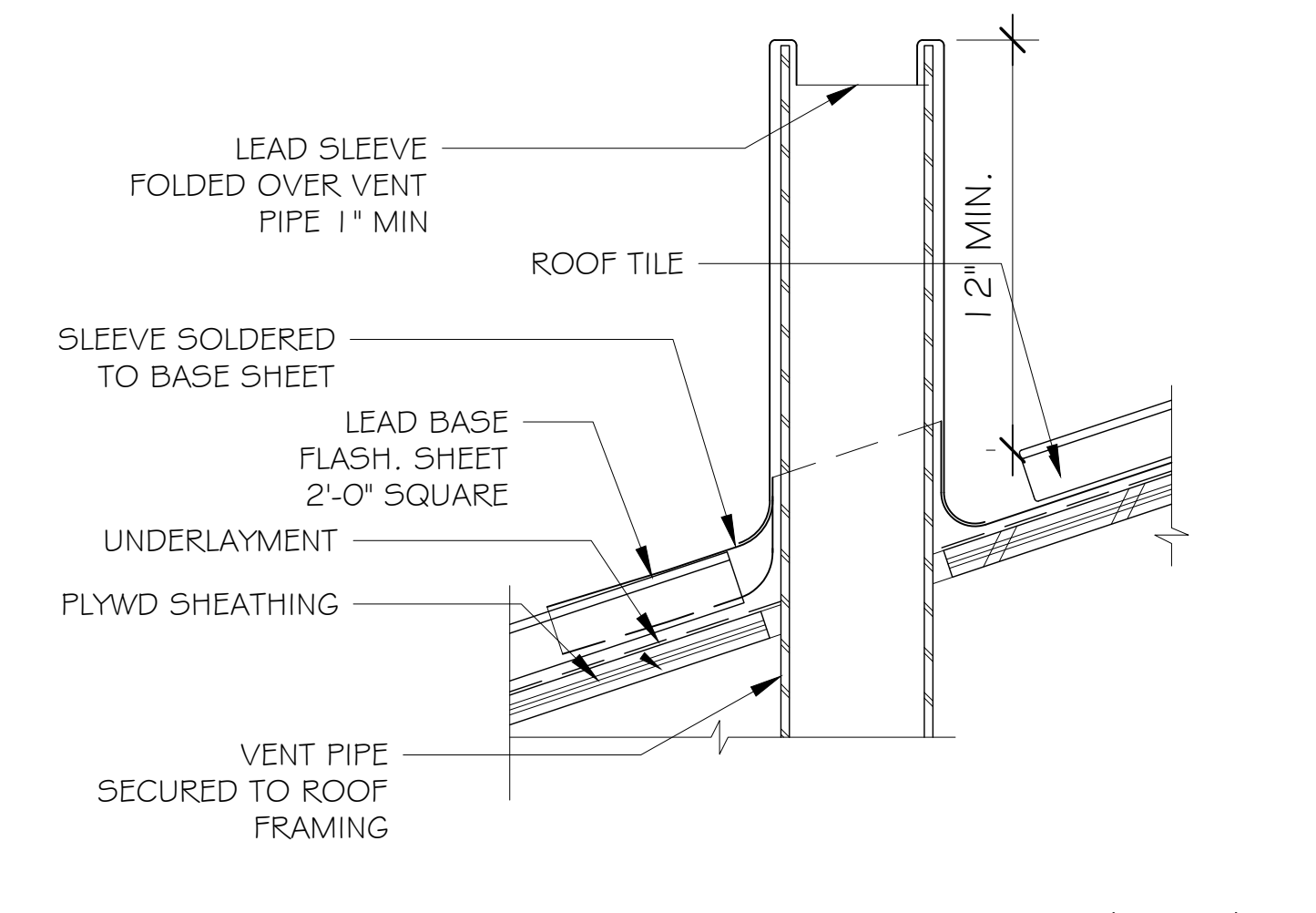
ROOF RIDGE DETAIL 1" 2



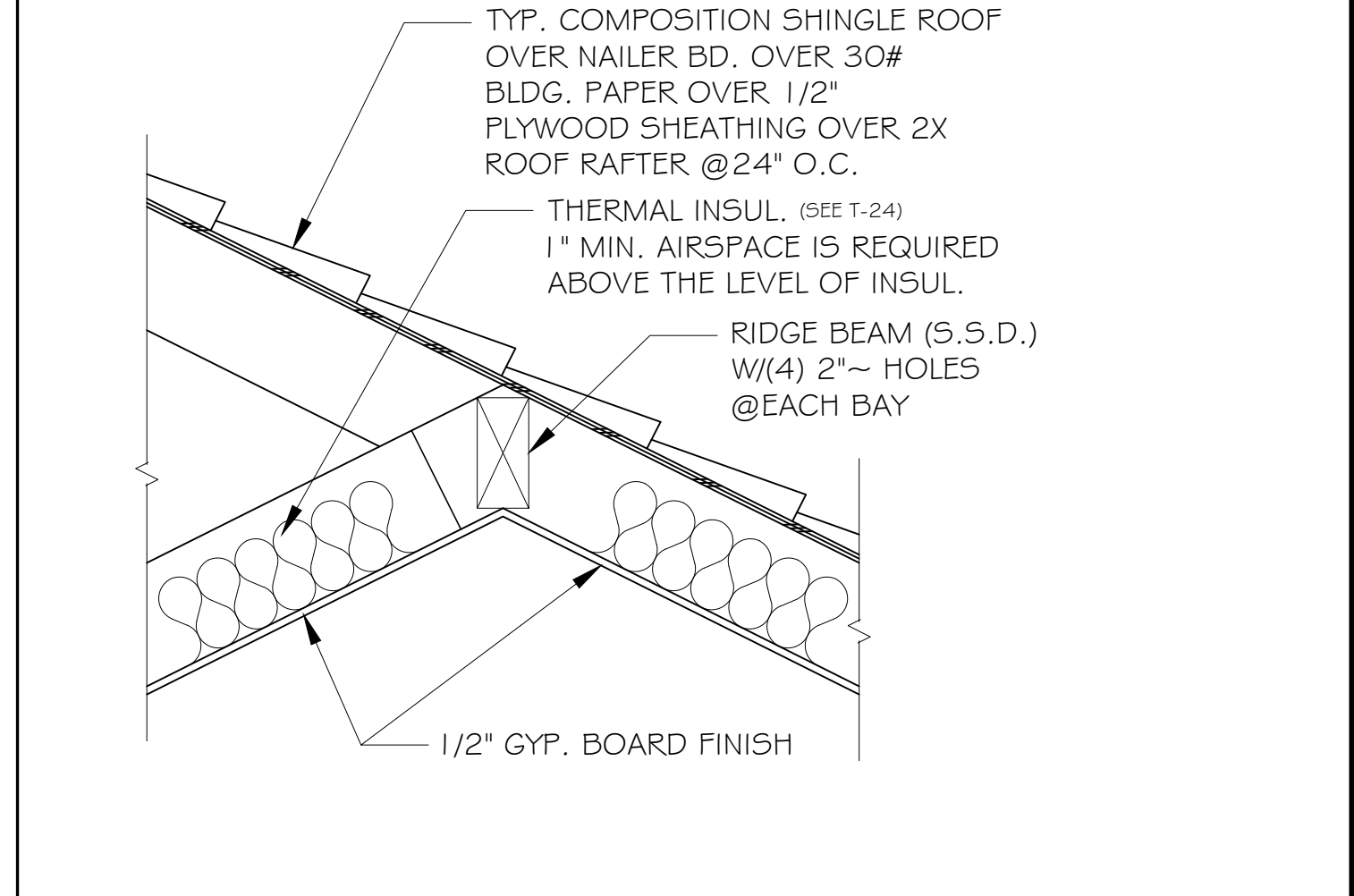
ROOF @ CRICKET DETAIL 1" 7



ROOF @ CRICKET DETAIL 1" 3



ROOF @ VENT DETAIL 1" 8



RIDGE DETAIL NTS 4



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REVISIONS:

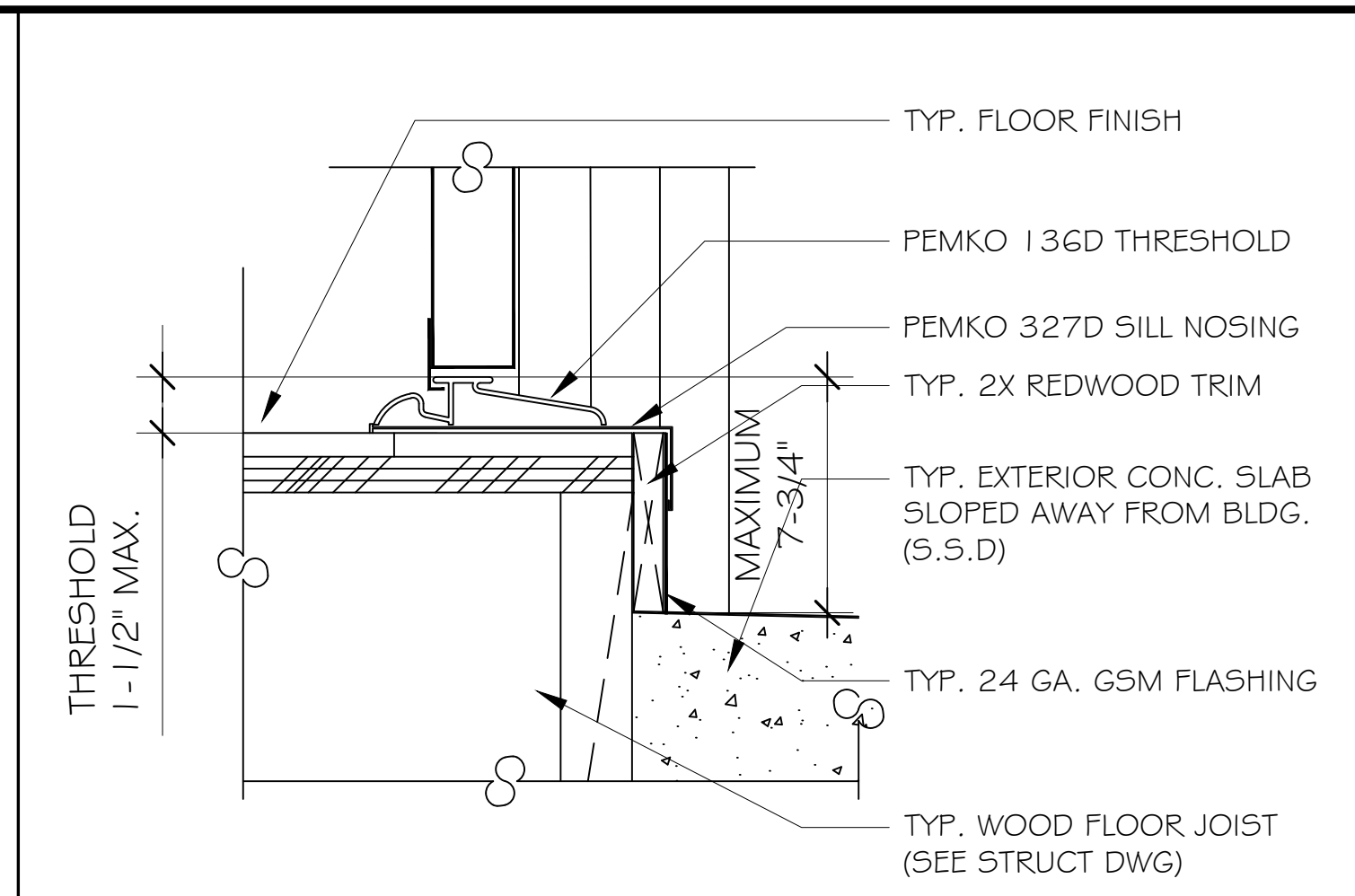
SHEET TITLE:
ARCHITECTURE DETAILS

SCALE	DATE
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24-045	JOON

REVISIONS:

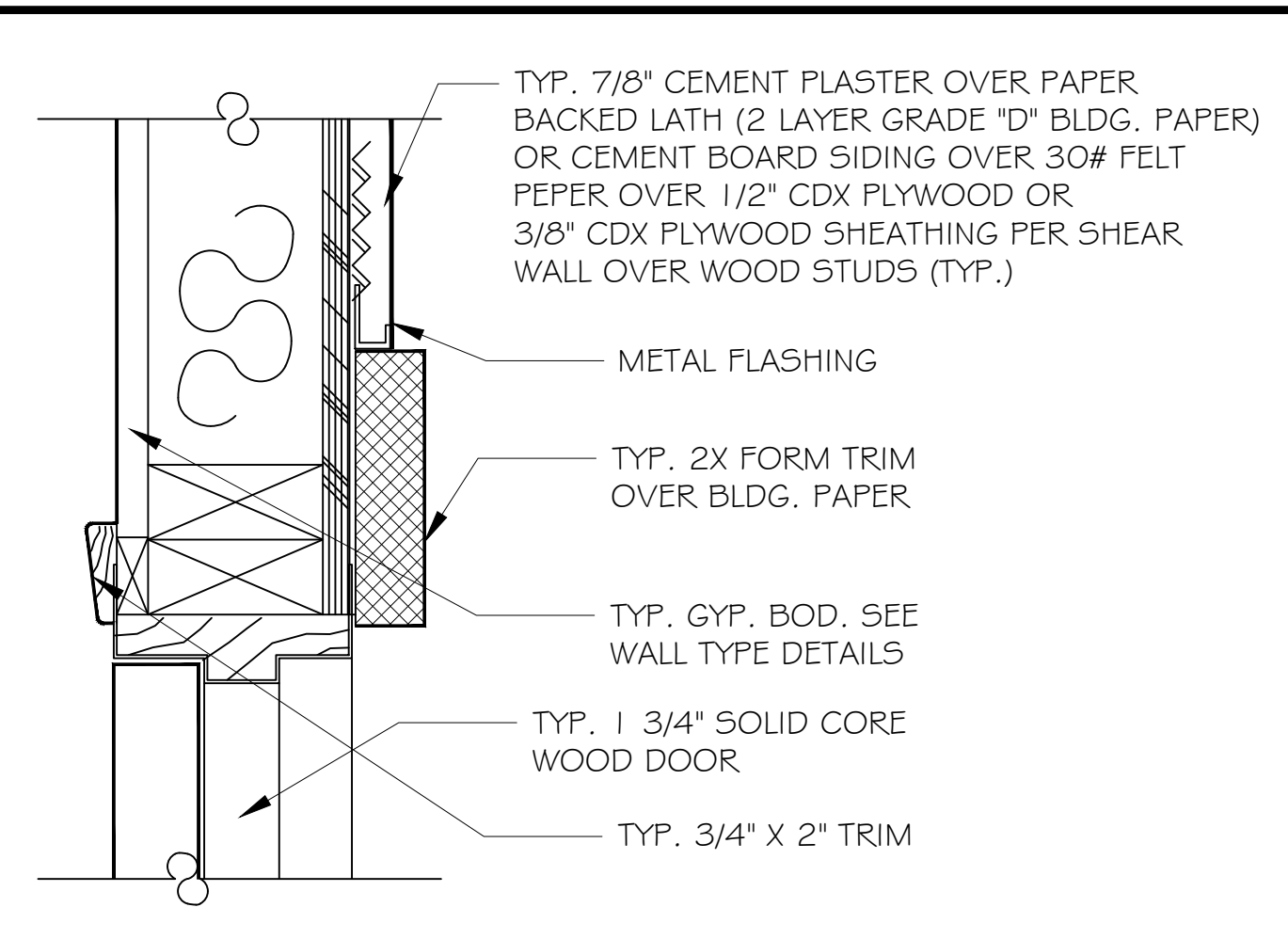
SHEET TITLE:
ARCHITECTURE DETAILS

SCALE	DATE
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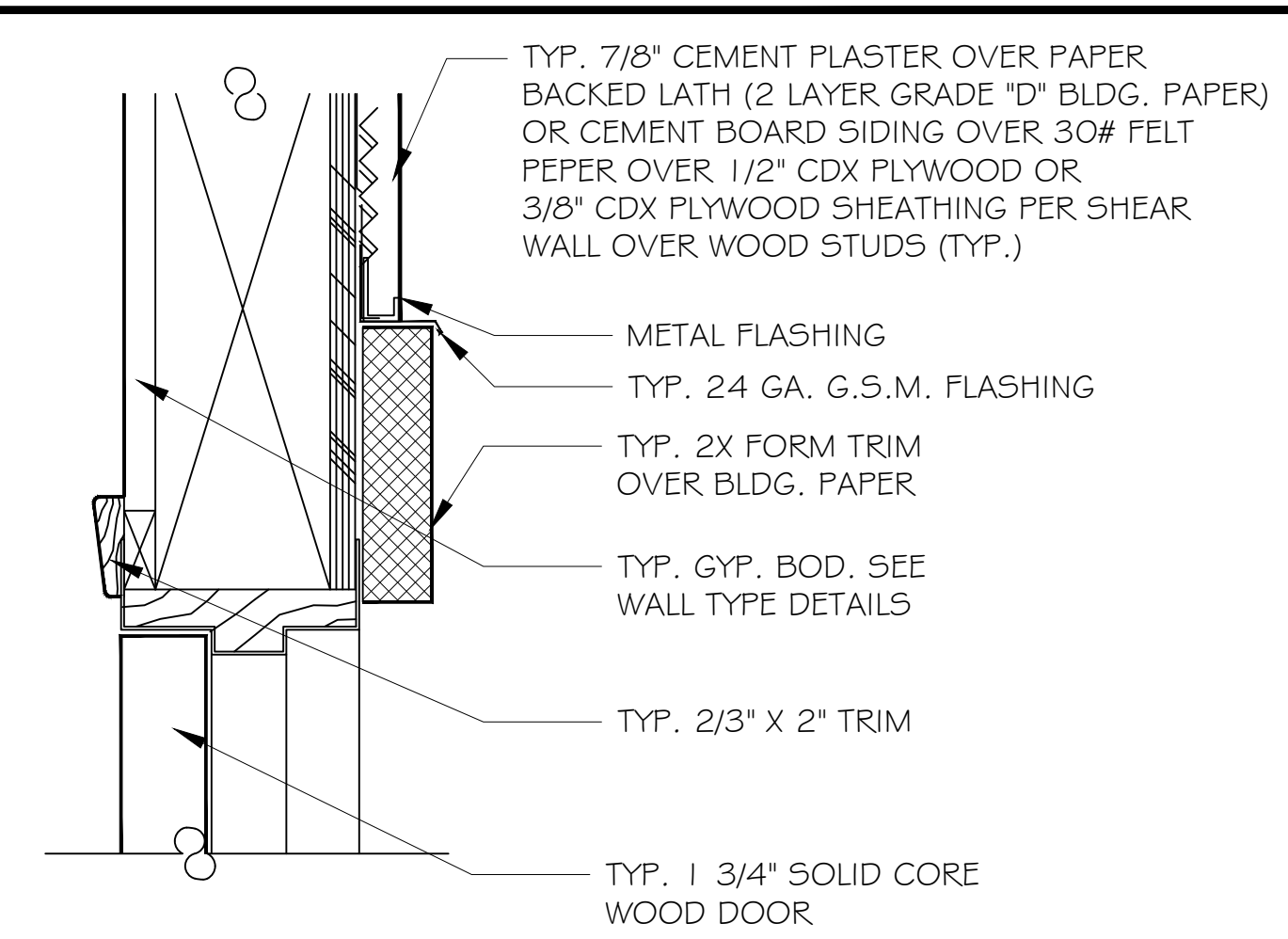
EXTERIOR DOOR JAMB

1" 3



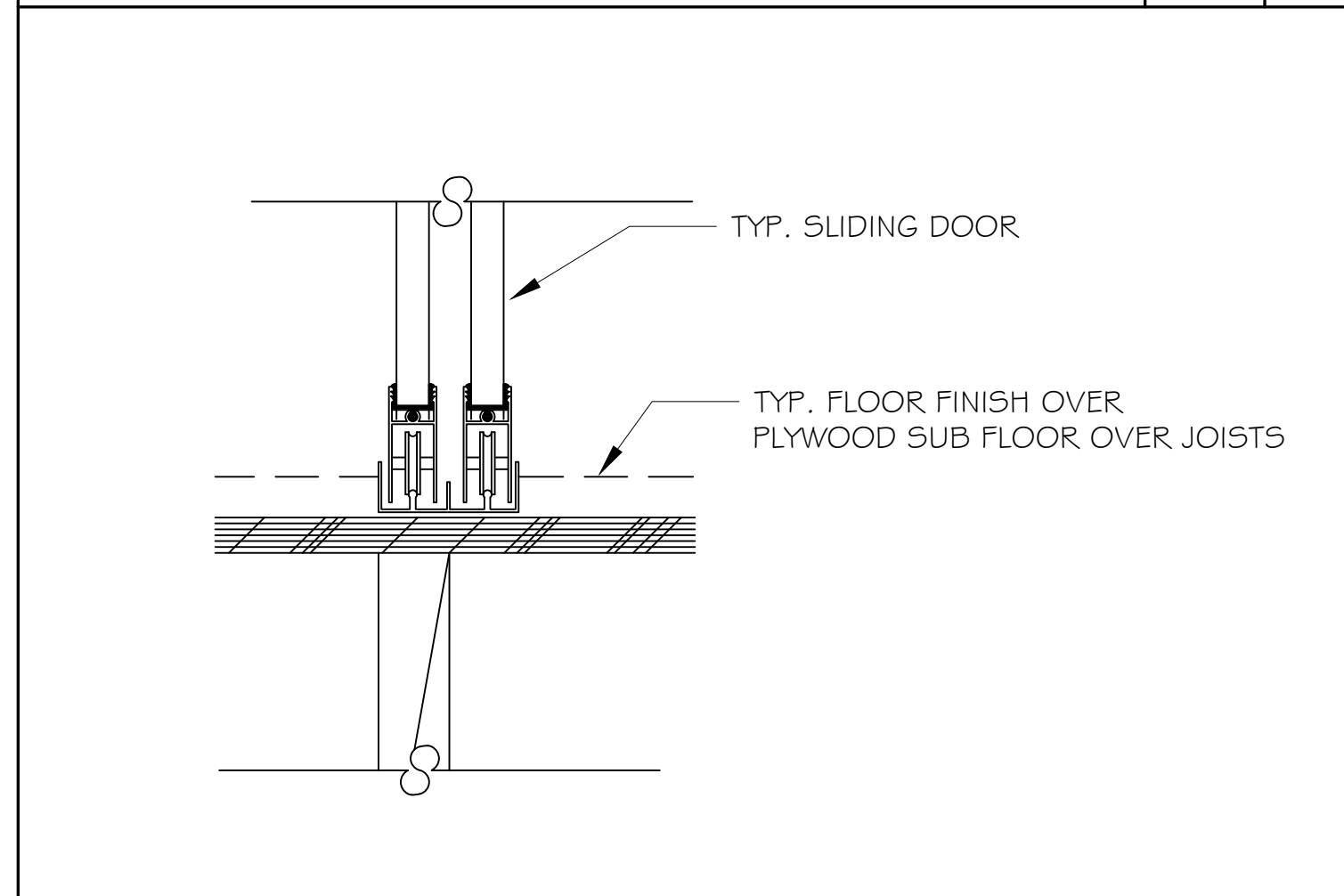
EXTERIOR DOOR JAMB

1" 2



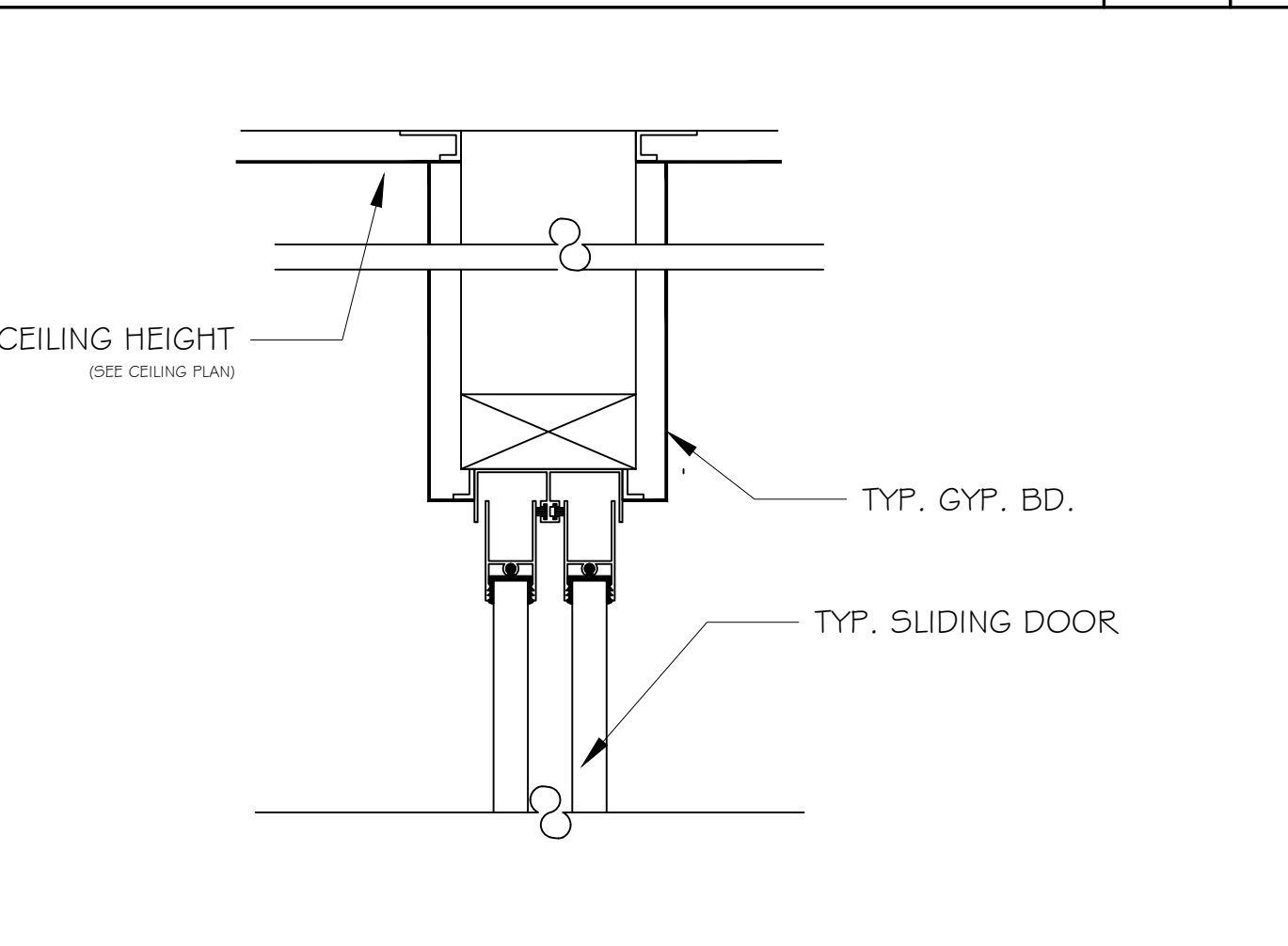
EXTERIOR DOOR HEAD

1" 1



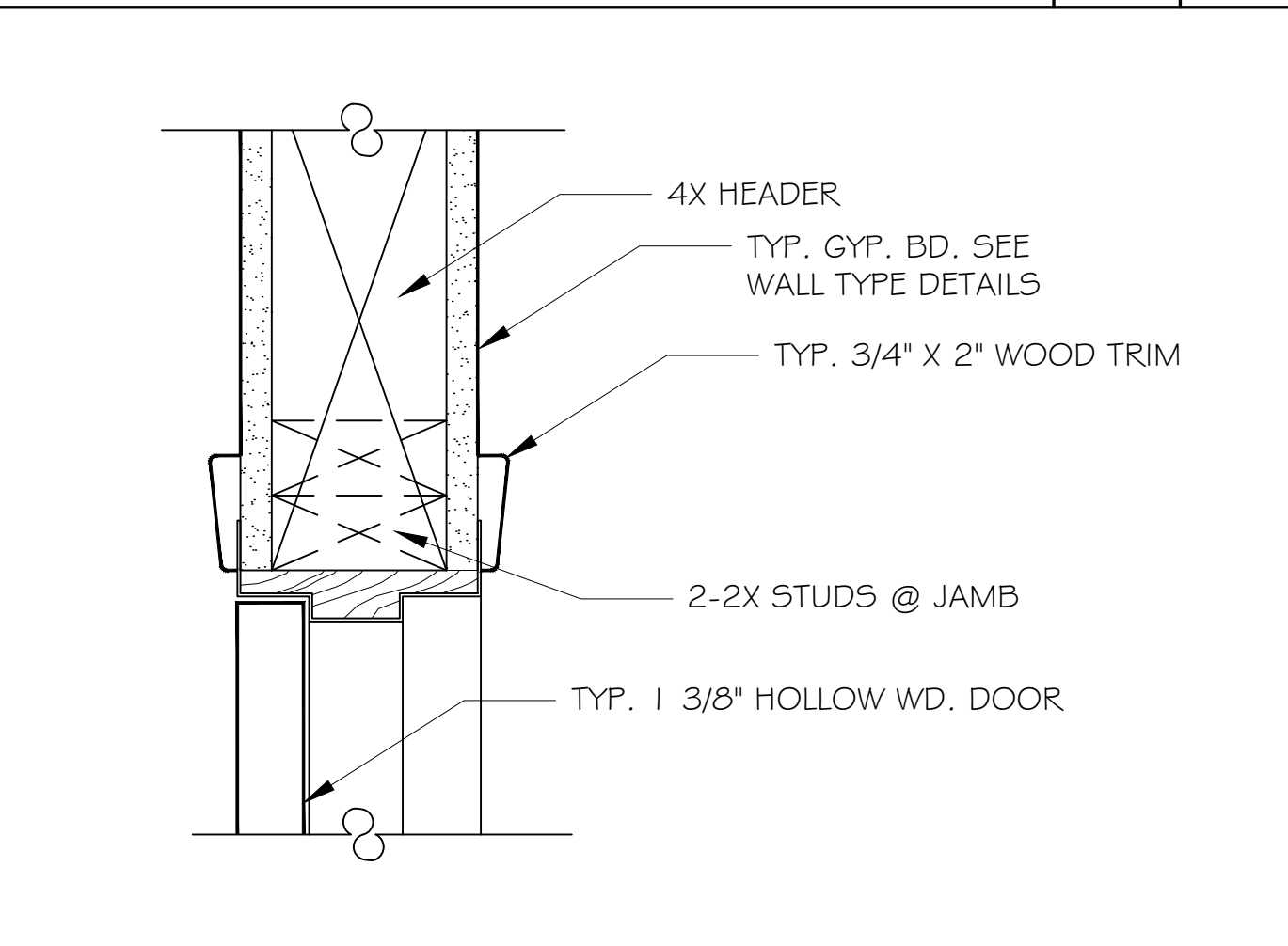
CLOSET SLIDING DOOR SILL

1" 6



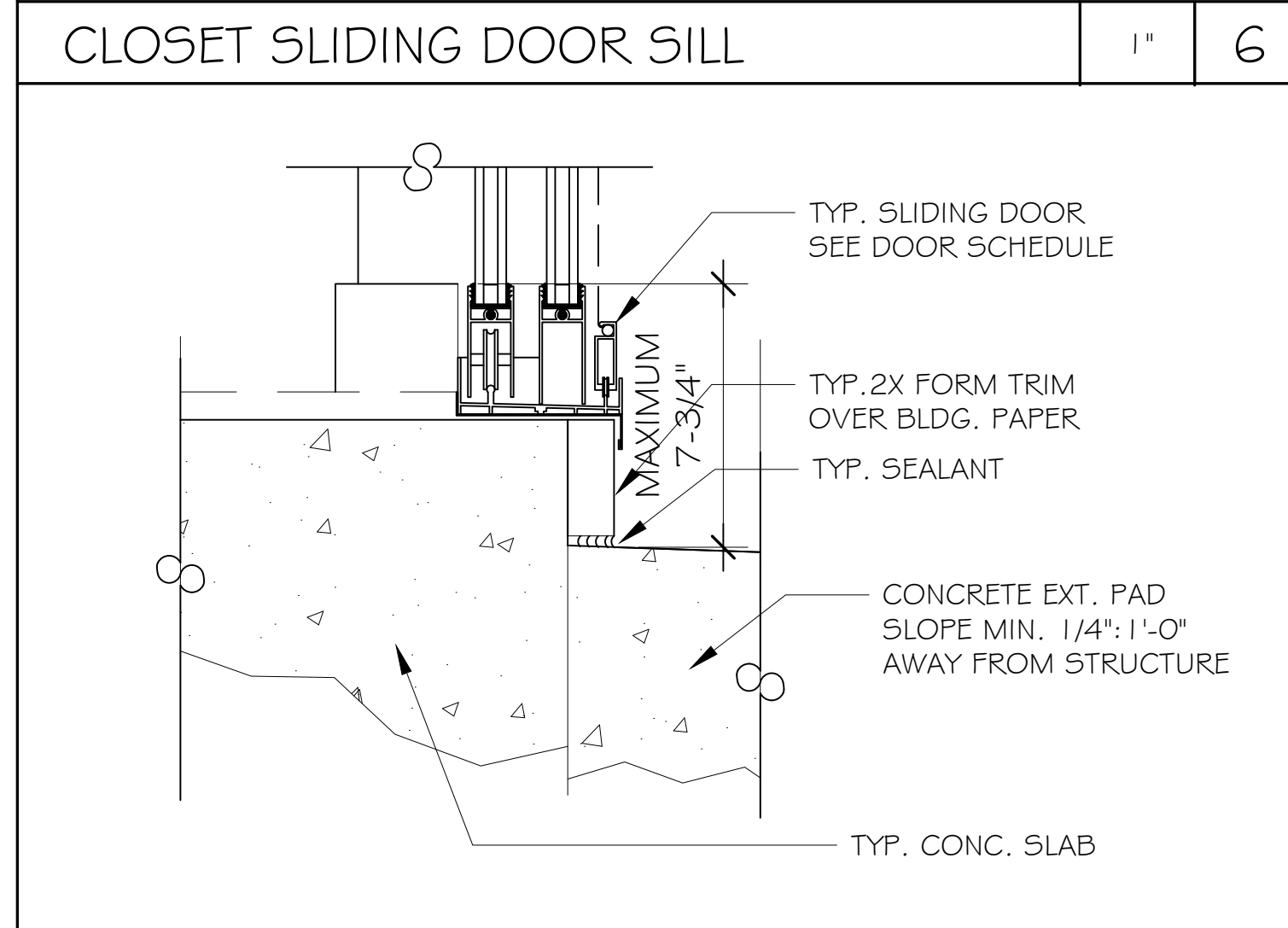
CLOSET SLIDING DOOR HEAD

1" 5



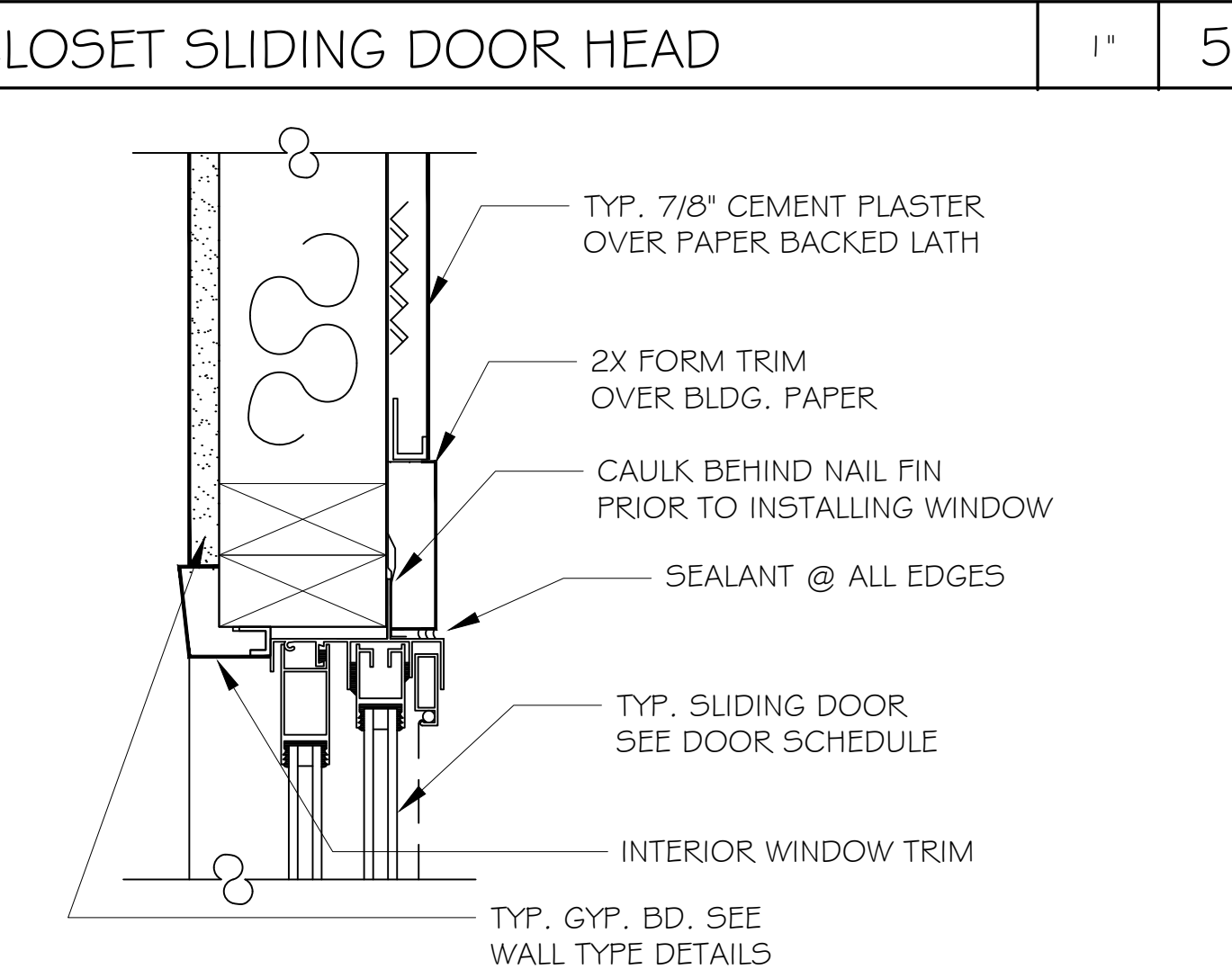
INTERIOR DOOR HEAD/JAMB

1" 4



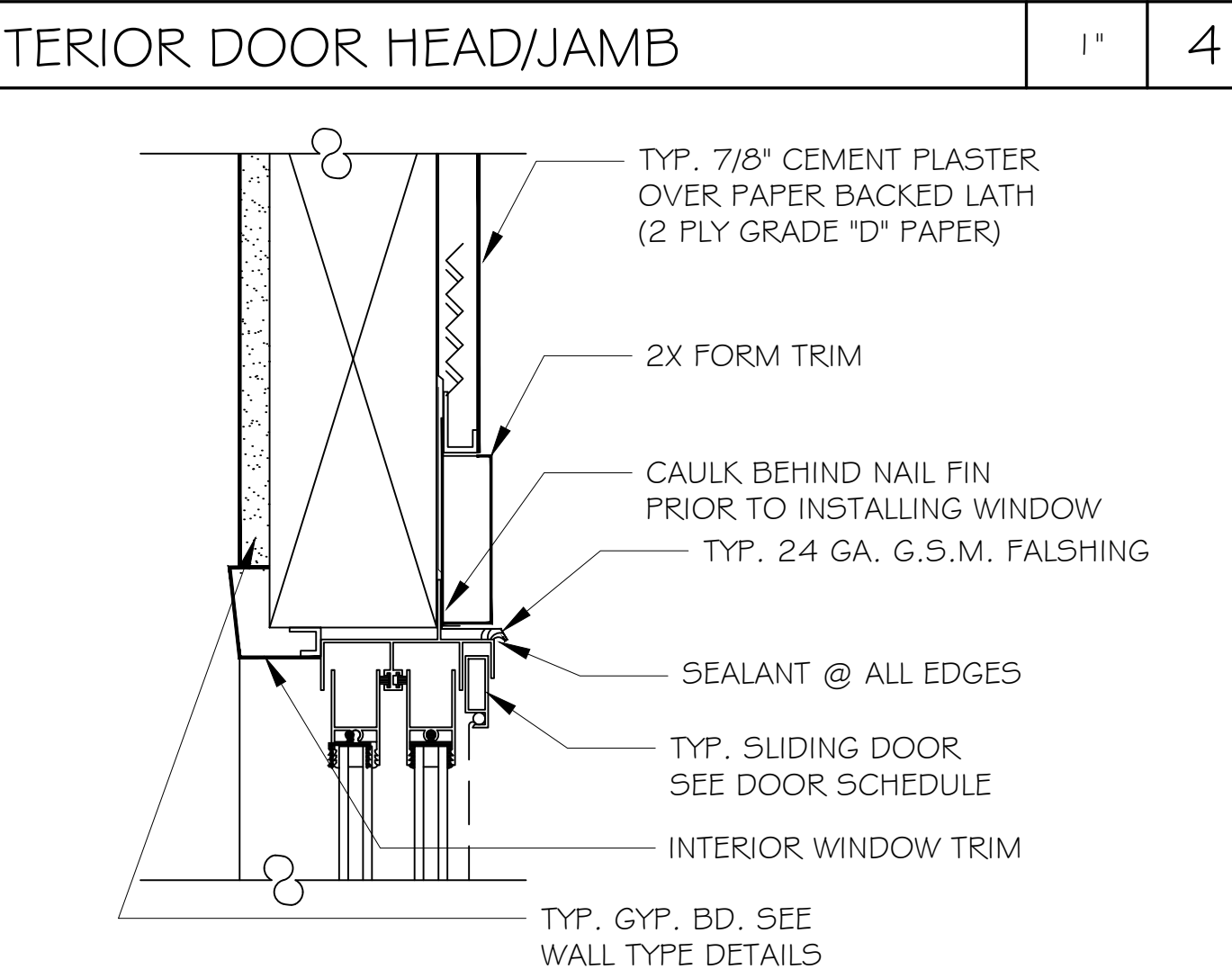
SLIDING GLASS DOOR SILL

1" 9



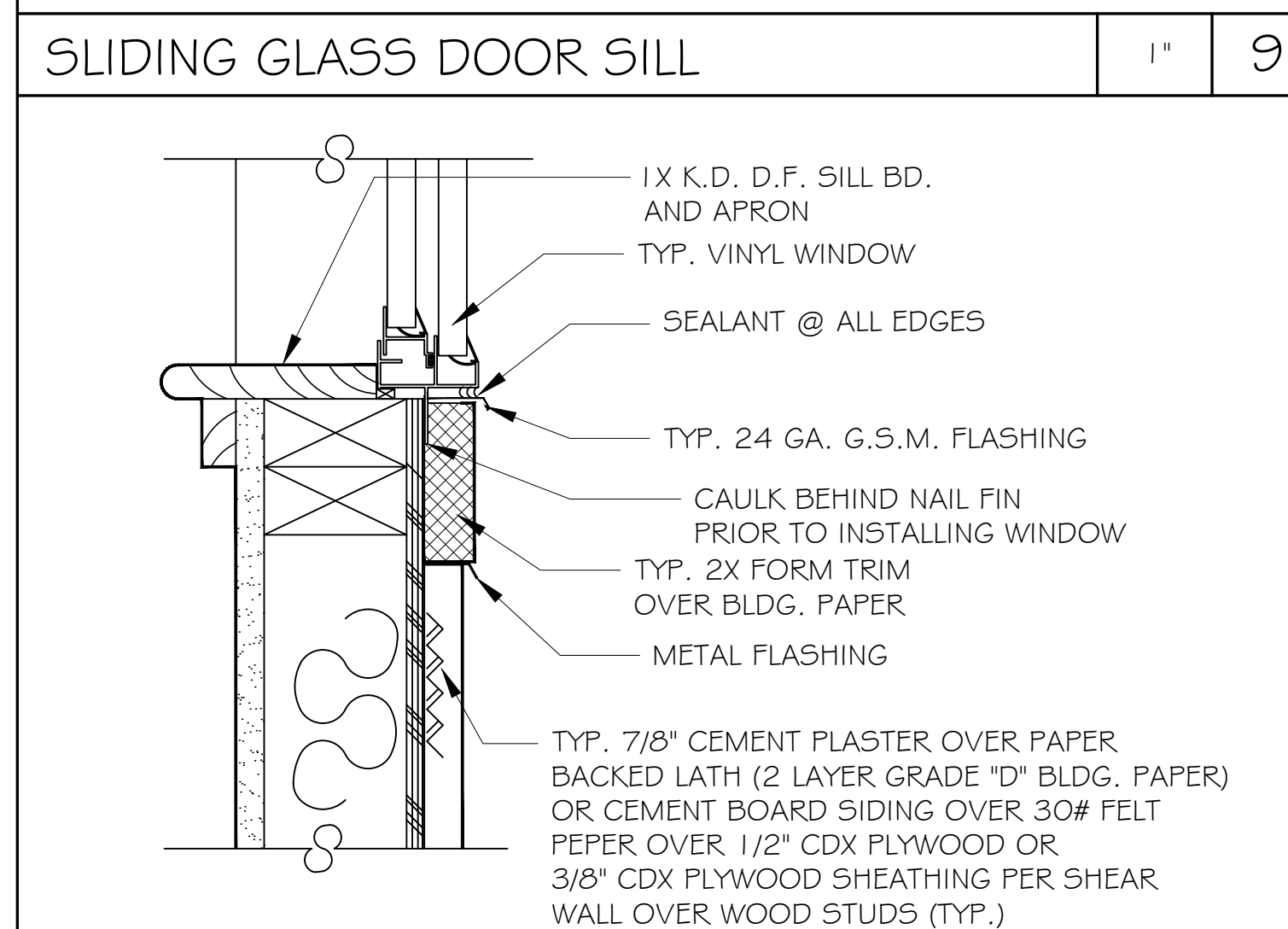
SLIDING GLASS DOOR JAMB

1" 8



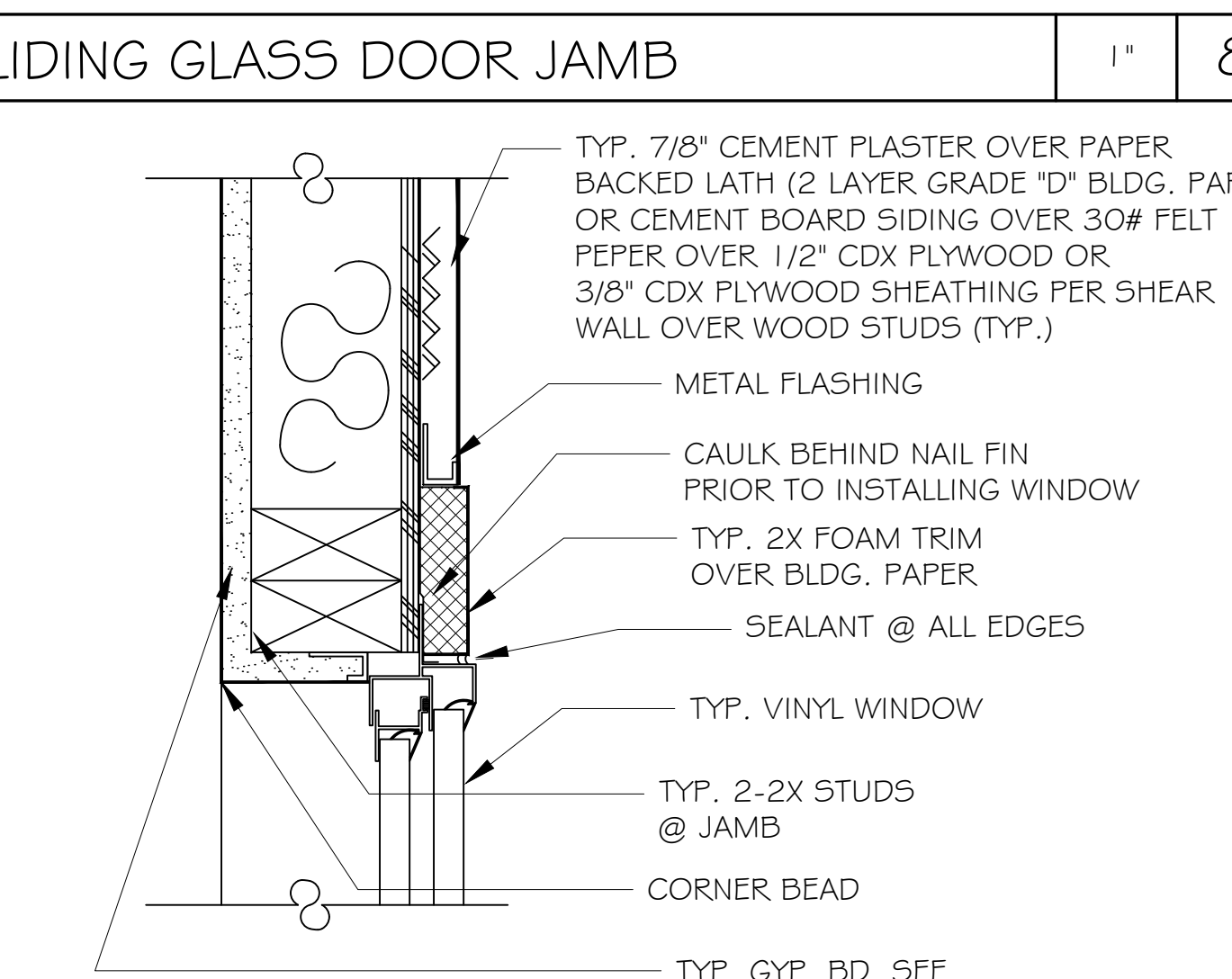
SLIDING GLASS DOOR HEAD

1" 7



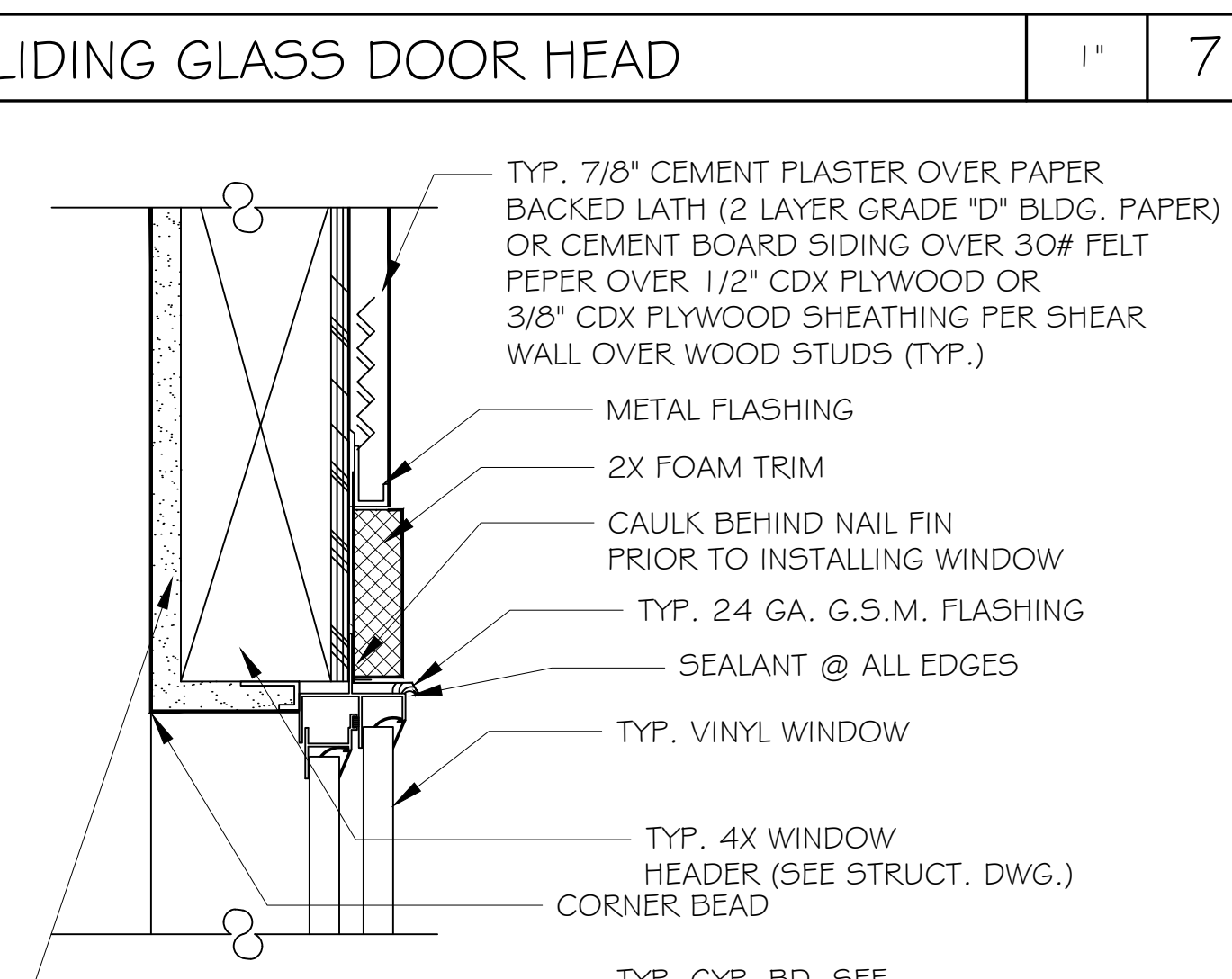
VINYL WINDOW SILL

1" 12



VINYL WINDOW JAMB

1" 11



VINYL WINDOW HEAD

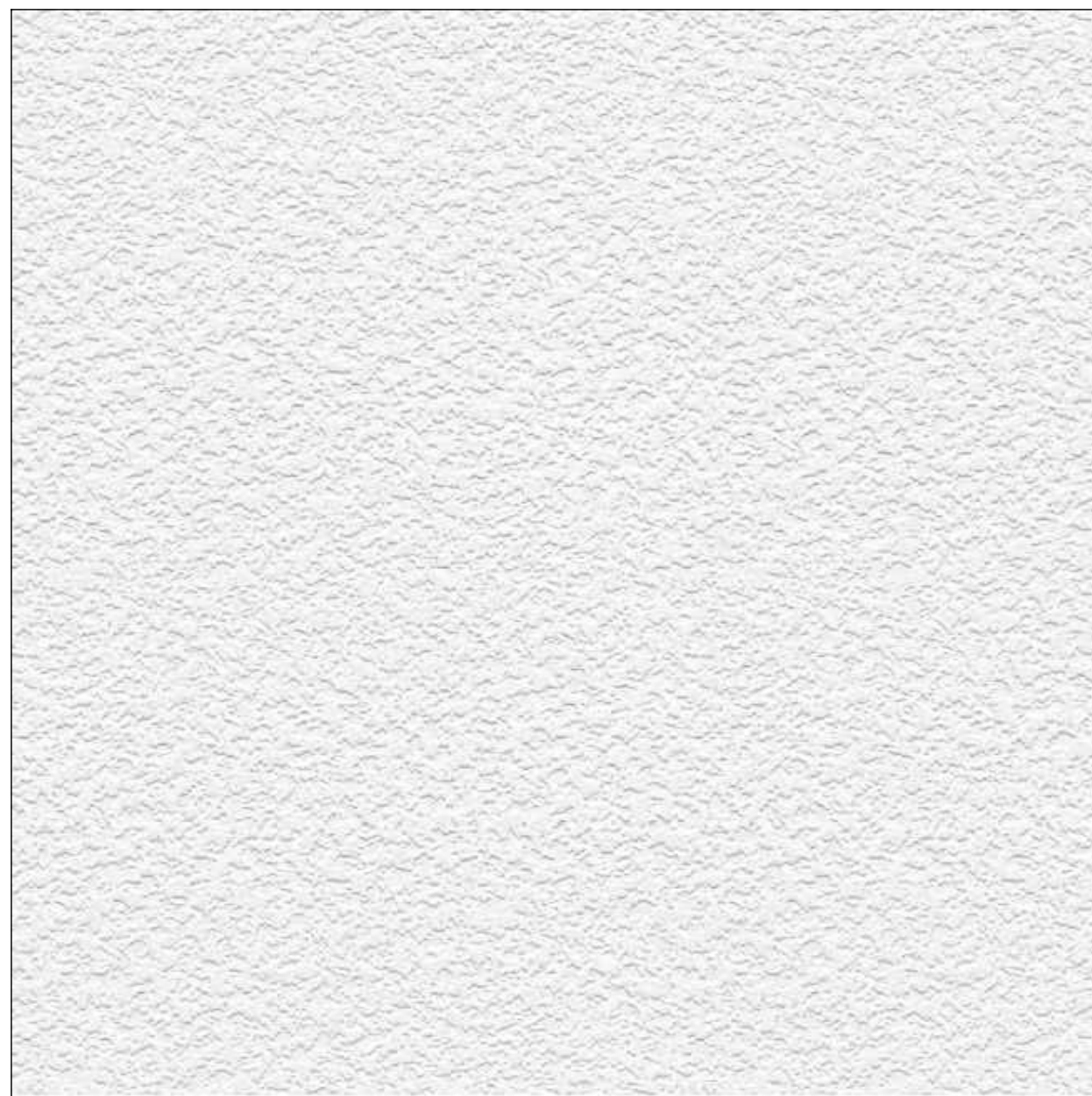
1" 10



ROOF
STANDING SEAM-BURNISHED SLATE
BLACK COLOR



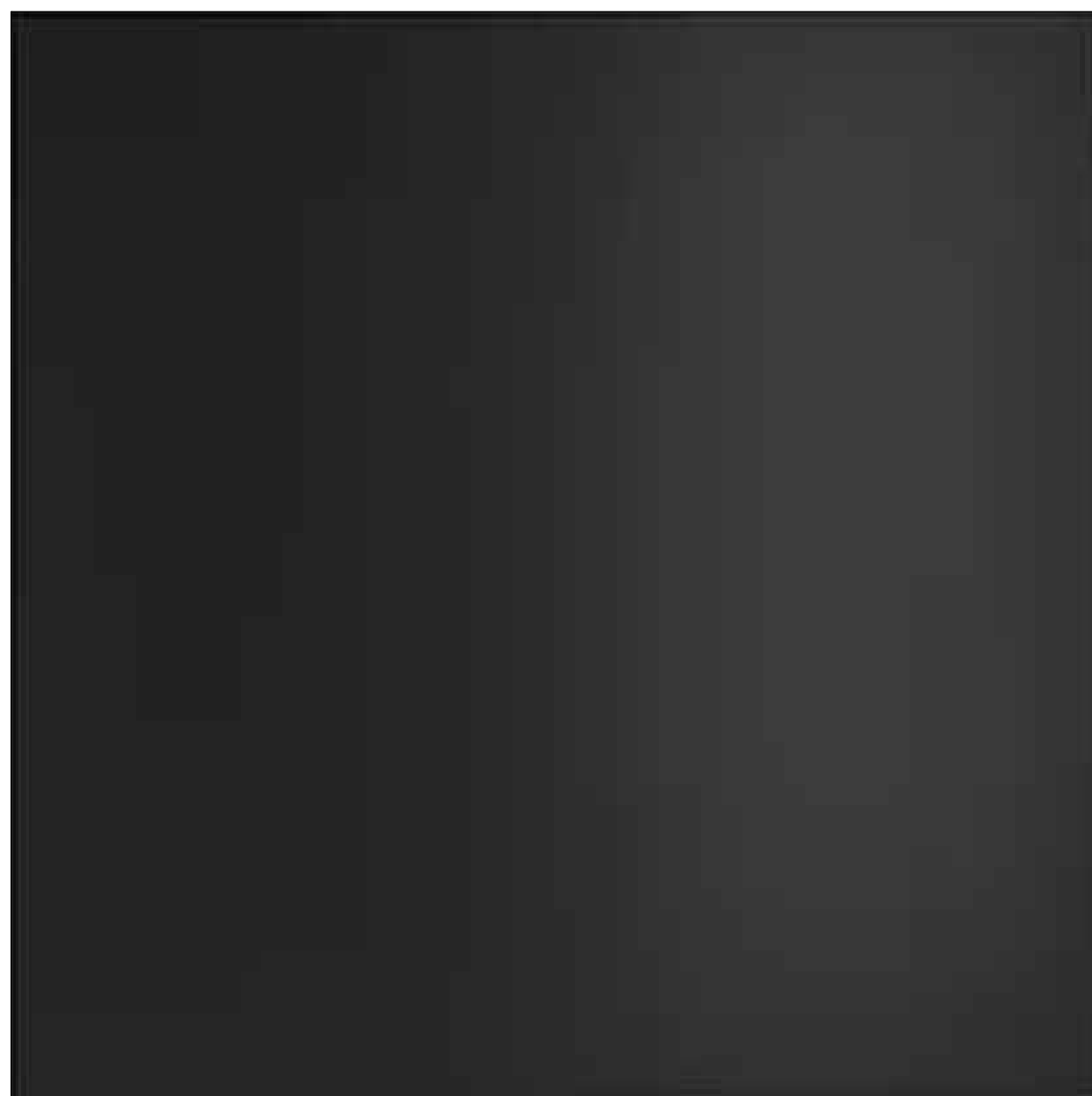
ROOF GUTTER
BONDERIZED STEEL
BLACK COLOR



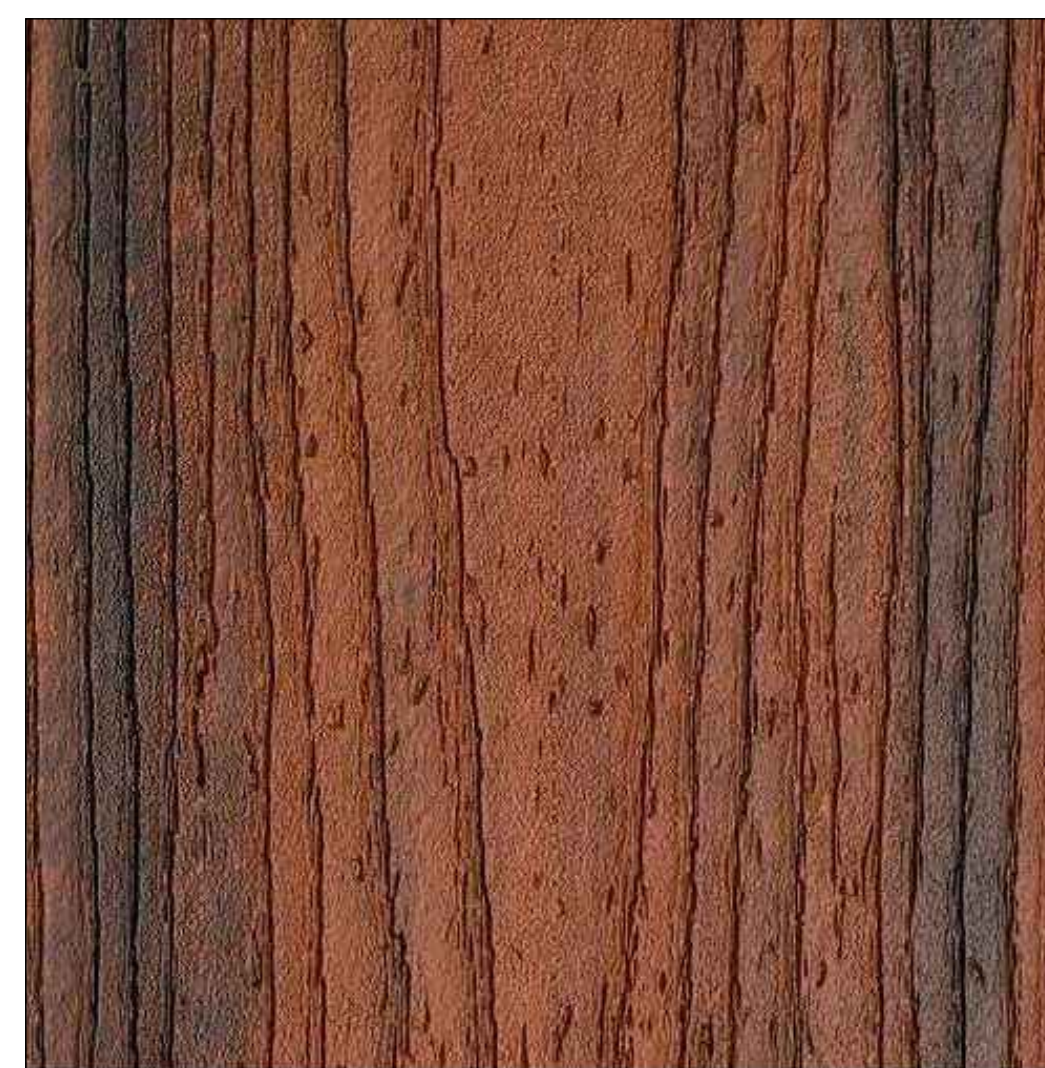
STUCCO WALL (EXTERIOR WALL-1)
LAHABRA STANDARD COLOR
40 DOVE GREY (66) BASE 200



WINDOW, DOOR (STUCCO WALL AREA)
LAHABRA STANDARD COLOR
40 DOVE GREY (66) BASE 200, HARDIE TRIM (FIBER CEMENT)



WINDOW & DOOR FRAME
PITCH BLACK MATTE, STEEL



WOOD LOOK CLADDING AND DECK (EXTERIOR WALL-2, WINDOW TRIM)
SPICED RUM, HARDIE BOARD (FIBER CEMENT)
(FIRE-RATED)



REVISIONS:

	PLANNING REVISION 2024-08-28

SHEET TITLE:
COLOR PELLETE

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24-045	JOON



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REVISIONS:

SHEET TITLE:
3D RENDERING

SCALE	DATE
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24-045	JOON