

ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/REQ'D
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 8 HIGH	0 S.F.	2,864 S.F.	3,126 S.F.
	0.0%	27.5%	30.0%
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS/FLOOR AREA:	1ST FLR. 2,453 S.F.	3,645 S.F.	3,647 S.F.
	2ND FLR. 1,192 S.F.		
	TOTAL 3,645 S.F.		
MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	0.0%	35.0%	35.0%
SETBACKS:			
FRONT	FT.	25.67 FT.	25 FT.
REAR	FT.	25 FT.	25 FT.
RIGHT SIDE (1ST/2ND)	FT.	10,17/17.5 FT.	10/17.5 FT.
LEFT SIDE (1ST/2ND)	FT.	10,17/29.17 FT.	10/17.5 FT.
HEIGHT:	FT.		27 FT.

LANDSCAPE INVENTORY			
ITEM #	SIZE DBH	DESCRIPTION	REMOVE
4	33.5	REDWOOD	NO
5	26.5	REDWOOD	YES
6	14.7	ALBIZIA	YES
7	35.8	CALIFORNIA PEPPER	YES
8	14.4	REDWOOD	NO
9	16.6	REDWOOD	NO
10	38.6	BLACK ACACIA	YES
11	7.8	JAPANESE PRIVET	NO
12	12.3	JAPANESE PRIVET	NO
13	14.7	JAPANESE PRIVET	NO
14	14.3	JAPANESE PRIVET	NO
15	9.0	JAPANESE PRIVET	NO

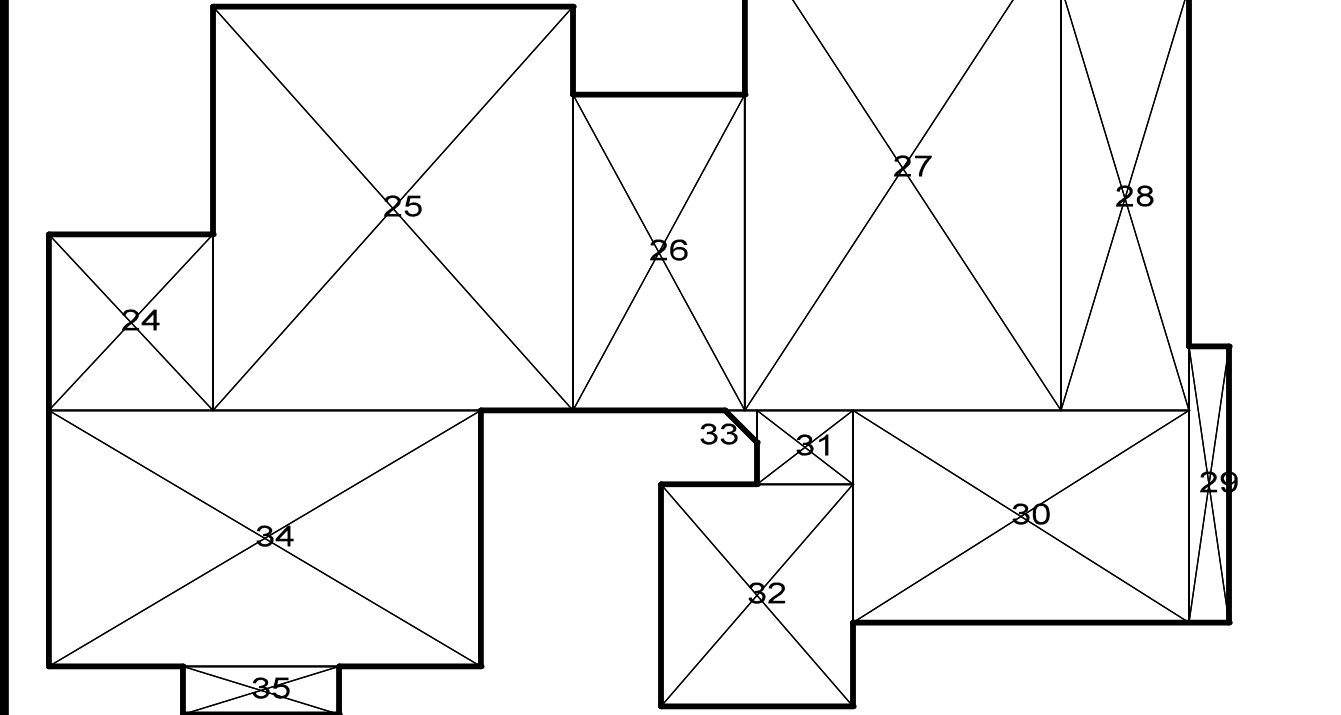
DHB = DIAMETER AT BREAST HEIGHT

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	0 S.F.	2,037 S.F.	2,037 S.F.
NON-HABITABLE AREA DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	0 S.F.	416 S.F.	416 S.F.

LOT CALCULATIONS		
NET LOT AREA:		10,419 S.F.
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	167 S.F.	7.0%
LANDSCAPE BREAKDOWN:	TOTAL HARDSCAPE AREA EXISTING & PROPOSED EXISTING SOFTSCAPE (UNDISTURBED) AREA: NEW SOFTSCAPE AREA: SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA:	3,412 S.F. 0 S.F. 7,007 S.F.

MAIN FLOOR			
1	5.25	11.33	59.6
2	4.00	18.83	75.3
3	4.75	11.33	53.8
4	1.50	4.82	7.2
5	2.50	2.50	6.3
6	5.00	2.50	12.5
7	14.00	15.33	214.6
8	18.00	19.83	357.0
9	14.33	4.41	63.4
10	15.83	10.41	164.8
11	1.50	14.41	21.6
12	18.41	8.33	153.5
13	23.50	13.11	308.5
14	22.00	3.50	77.0
15	1.50	15.50	23.3
15a	0.50	2.33	1.2
TOTAL			2,031

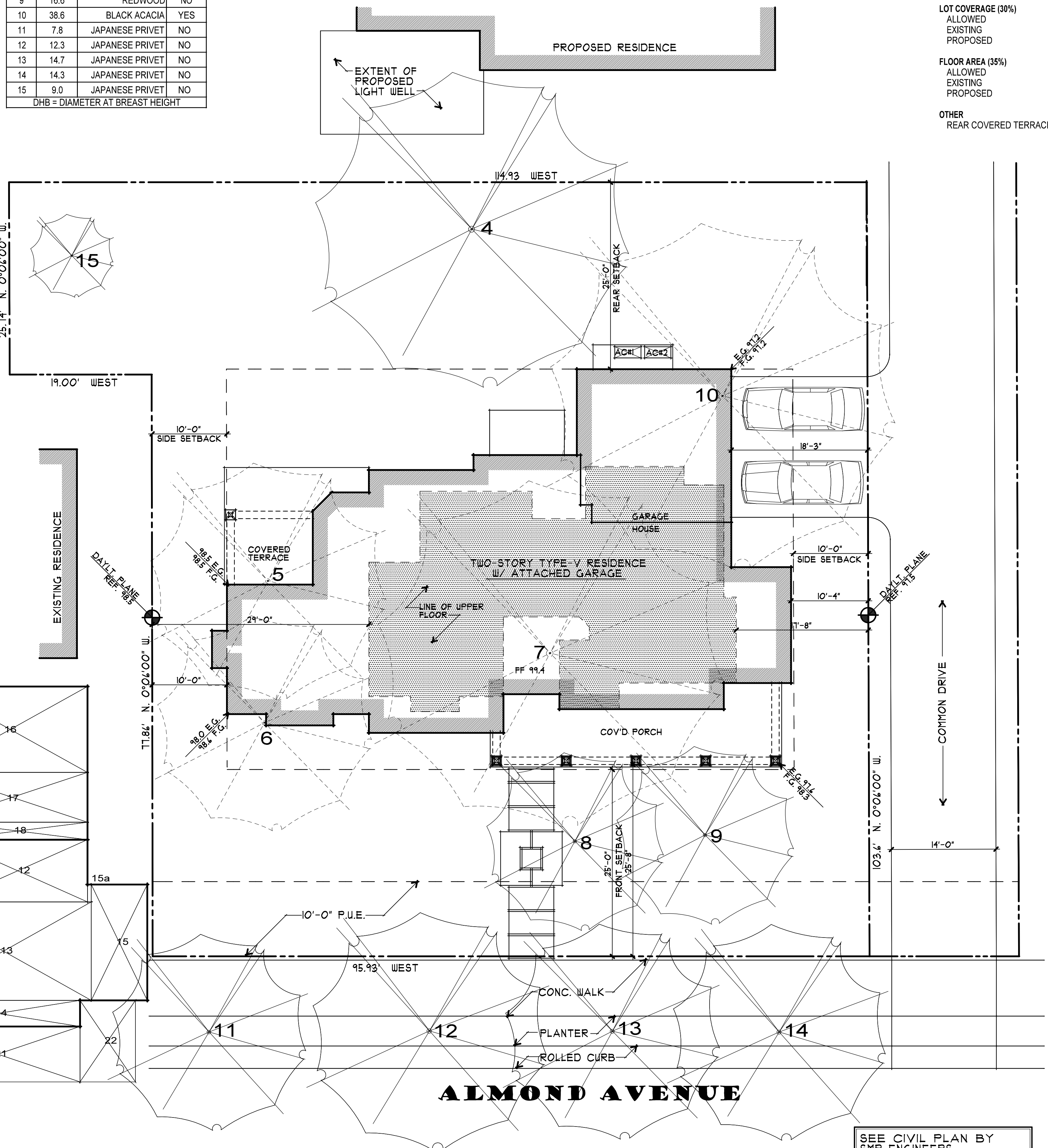
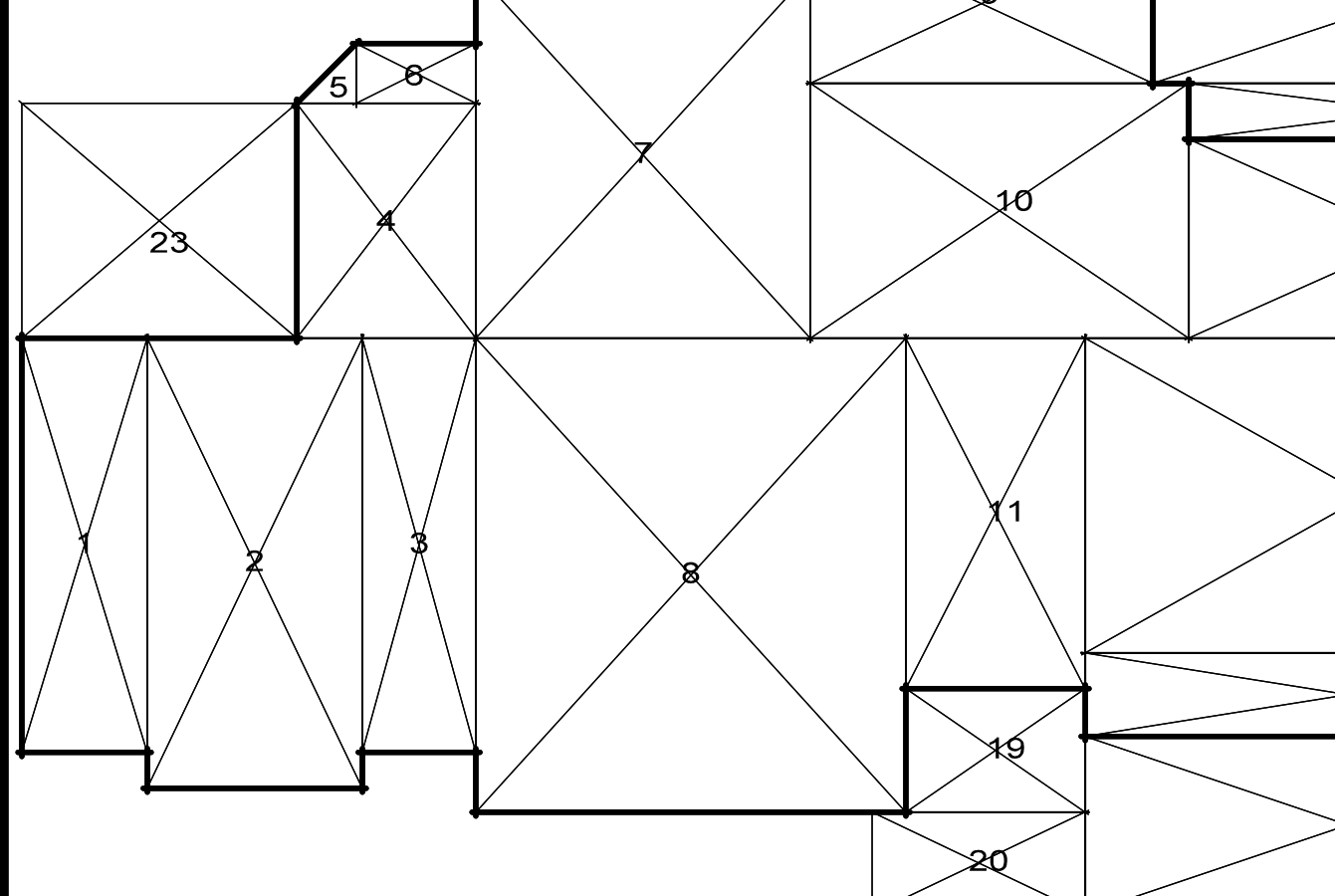
GARAGE			
14	20.41	11.50	235.1
17	20.11	4.41	88.5
18	18.41	2.33	42.7
TOTAL			416



UPPER FLOOR			
24	4.83	1.33	6.4
25	15.00	16.83	252.5
26	7.14	13.14	93.8
27	13.11	20.11	263.7
28	5.33	17.41	92.8
29	1.41	11.50	16.2
30	14.00	8.83	123.6
31	4.00	3.08	12.3
32	8.00	4.25	33.8
33	1.33	1.33	1.8
34	18.00	10.41	187.3
35	4.50	2.00	9.0
TOTAL			1,142

COVERED TERRACE			
23	11.50	1.83	21.0
TOTAL			21.0

COVID PORCH			
19	1.50	5.14	7.7
20	8.42	4.25	35.8
21	22.00	7.42	163.3
22	1.42	10.42	14.8
TOTAL			211.6



LOT AREA	10,419 S.F.
LIVABLE AREA	
BASEMENT	0 S.F.
1ST FLOOR	2,037 S.F.
2ND FLOOR	1,192 S.F.
TOTAL	3,229 S.F.
GARAGE	416 S.F.
COVERED PORCH	321 S.F.
LOT COVERAGE (30%)	
ALLOWED	3,126 S.F.
EXISTING	0 S.F.
PROPOSED	2,864 S.F.
FLOOR AREA (35%)	
ALLOWED	3,647 S.F.
EXISTING	0 S.F.
PROPOSED	3,645 S.F.
OTHER	
REAR COVERED TERRACE	90 S.F.

INDEX OF DRAWINGS	
	ARCHITECTURAL
A1	AREA DIAGRAMS
	SITE PLAN
	VICINITY MAP
A2	MAIN FLOOR PLAN
A3	UPPER FLOOR PLAN
A4	ROOF PLAN
	SITE PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	BUILDING SECTIONS
A8	CONTEXTUAL MAP & PHOTOS
	CIVIL
C-1	COVER SHEET
C-2	GRADING AND DRAINAGE PLANS
	LANDSCAPE
LI	LANDSCAPE & TREE PROTECTION PLAN

PROJECT INFO

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LOS ALTOS, CA 9402

BUILDING OCCUPANCY GROUP(S): R-3/1

TYPE(S) OF CONSTRUCTION: X-B

OCCUPANCY CATEGORY: II

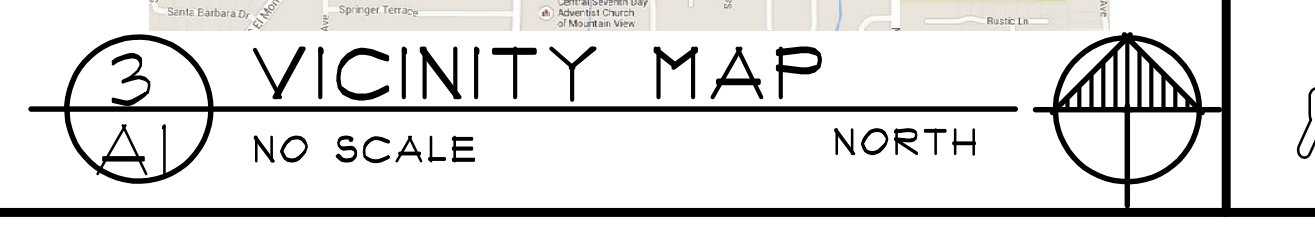
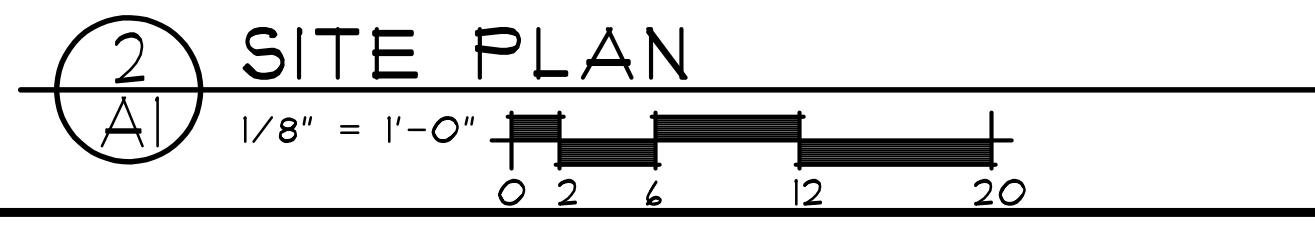
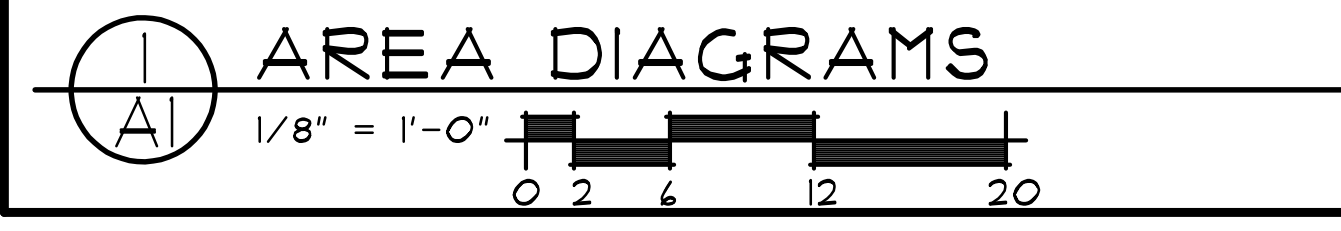
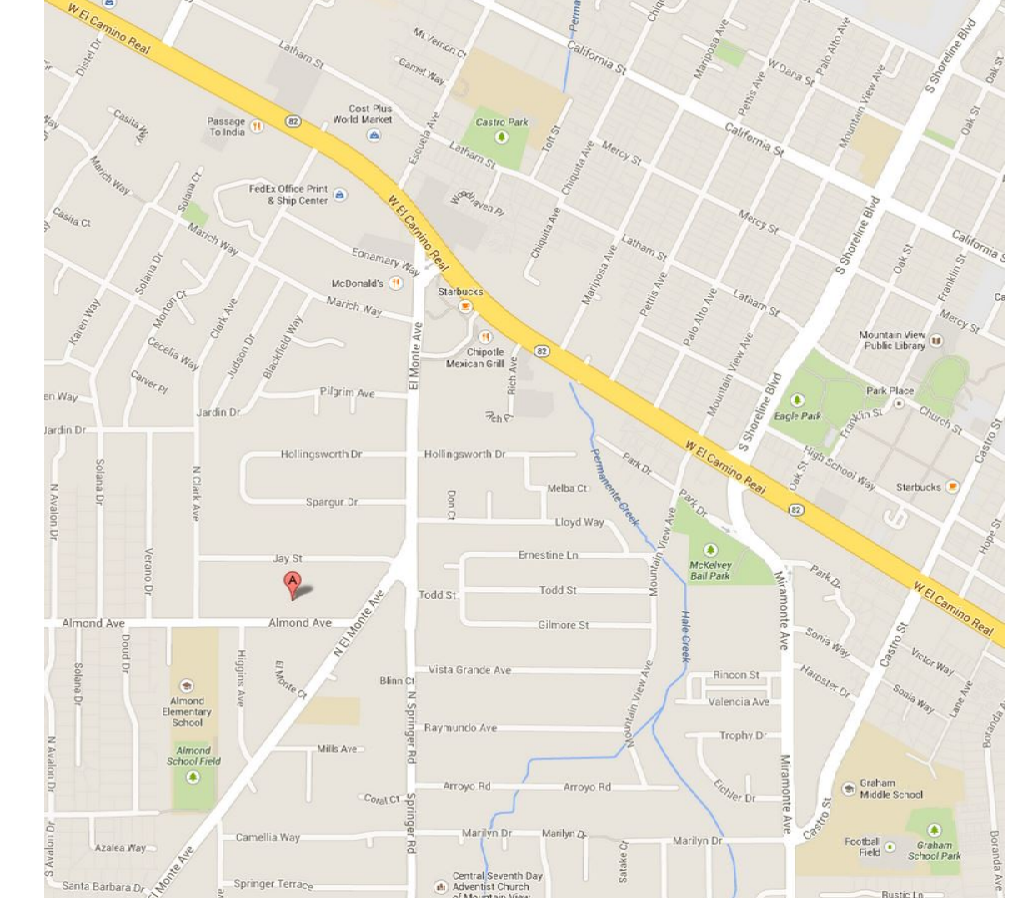
A.P.N.: 170-32-018

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FIRE DEPT. NOTES:

- AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE NEW RESIDENCE INCLUDING THE GARAGE. THE OWNER, OCCUPANT AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. COVERED PORCHES, PATIOS, BALCONIES, AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. SECTION R313.2 AS ADOPTED AND AMENDED BY LANC.
- APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. CFC SEC. 505.
- POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEM(S), AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEM(S) OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEMS UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 1314.1.



SEE CIVIL PLAN BY
SMP ENGINEERS
FOR GRADING AND
DRAINAGE INFORMATION



A PROPOSED RESIDENCE FOR:
GREENTEK HOMES INC.
633 ALMOND AVE. PARCEL-A LOS ALTOS, CALIFORNIA

drawings	AREA DIAGRAMS
	SITE PLAN
	VICINITY MAP
revisions	
project number	2221
date	SEPT. 2014
sheet number	A1



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OWNER:

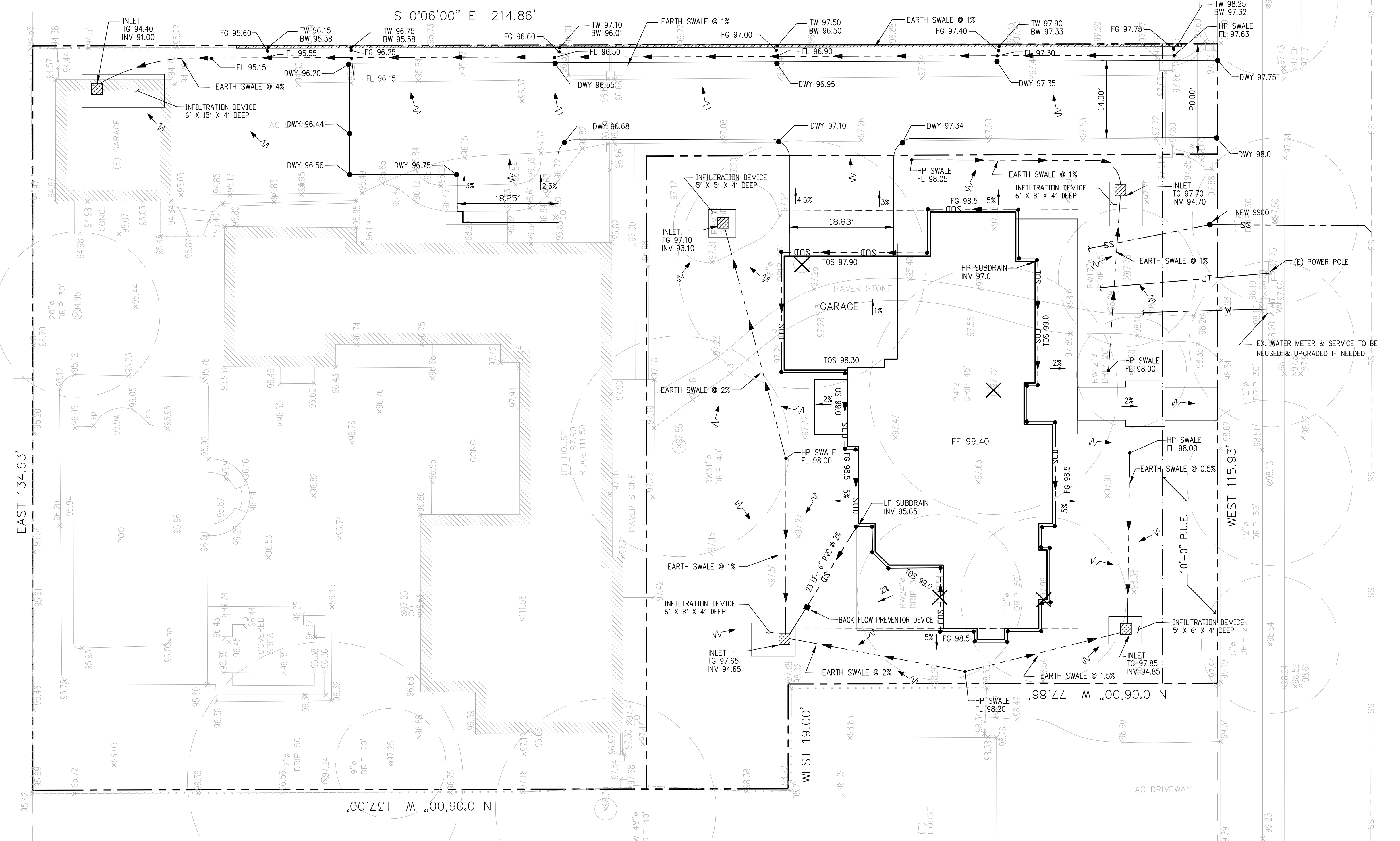
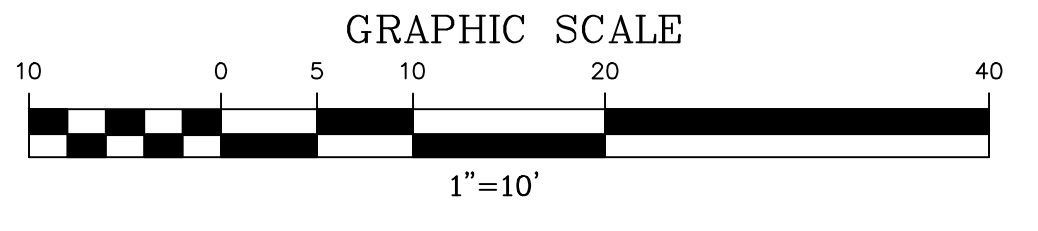
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CIVIL ENGINEERS

CONCEPTUAL GRAIDING AND DRAINAGE PLANS
SINGLE FAMILY RESIDENTIAL
633 ALMOND AVENUE, LOS ALTOS, CA
GRAIDING AND DRAINAGE PLAN

Revisions:

Date: 8/5/2014
Scale: 1" = 10'
Prepared by: S.P.
Checked by: S.R.
Job #: 214057

Sheet: 2 OF 2
C-2



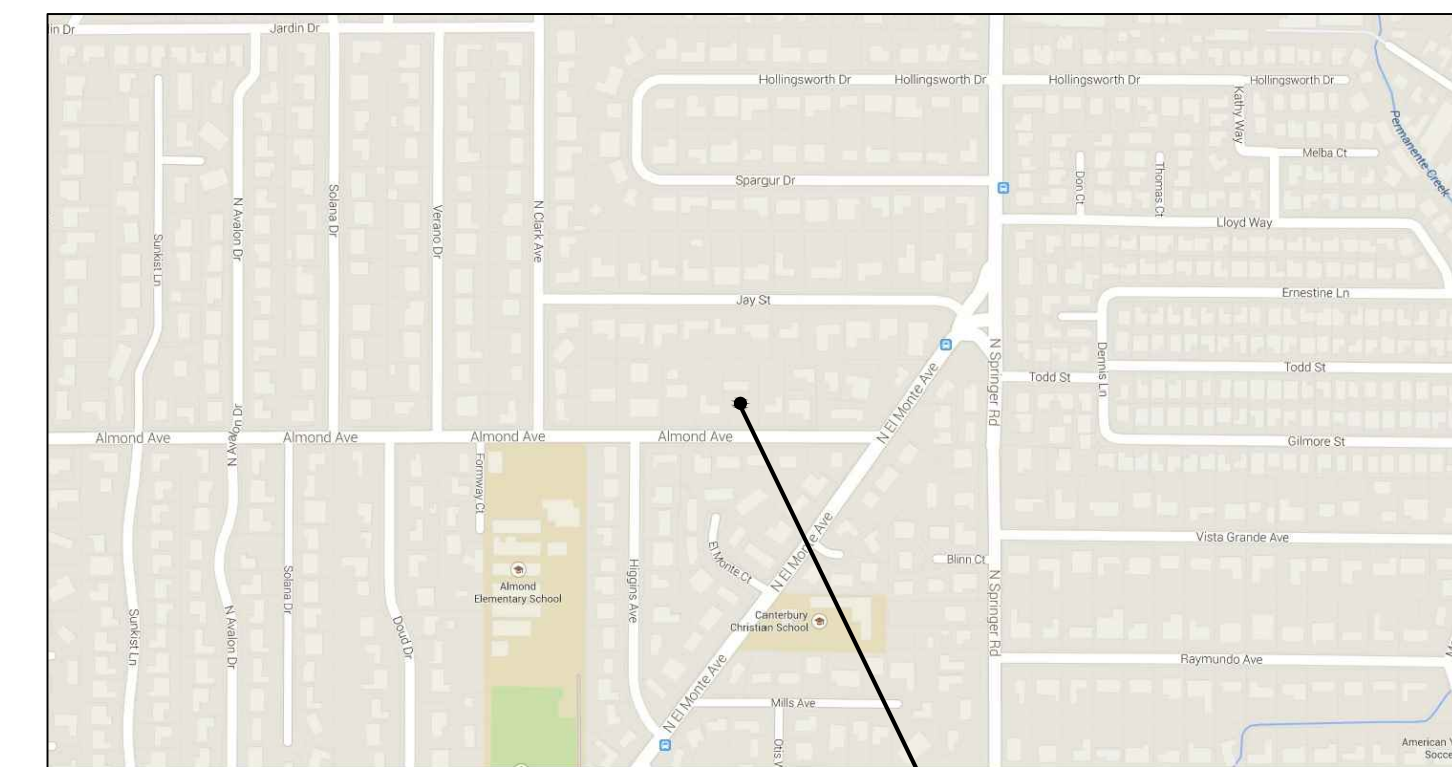
REFERENCED ASSUMED BENCHMARK:
TOP OF SANITARY SEWER MANHOLE, LOCATED AT ALMOND AVE. DISTANT THERON
182± WESTERLY OF SOUTHWESTERLY PROPERTY CORNER

ALMOND AVE. (60' WIDE)

CONCEPTUAL GRAIDING AND DRAINAGE PLANS

NEW SINGLE FAMILY RESIDENTIAL

633 ALMOND AVENUE., LOS ALTOS, CA



LOCATION MAP
N.T.S. PROJECT SITE

ABBREVIATIONS	
DESCRIPTION	DESCRIPTION
AB AGGREGATE BASE (CLASS AS NOTED)	JP JOINT POLE
AC ASPHALT CONCRETE	MON. MONUMENT
AD AREA DRAIN	OG ORIGINAL GROUND
BC BEGIN OF CURVE	PB FULL BOX
B BUILDING	PGEV PG&E VAULT
BW BACK OF WALK	R.PL PROPERTY LINE
BWAL BLACK WALNUT TREE	PP POWER POLE
CF GARAGE FINISH FLOOR (BACK)	PPP PLASTIC PERFORATED PIPE
CL CENTERLINE	PSE PUBLIC SERVICE EASEMENT
CLSW CENTERLINE SWALE	PVC POLYVINYL CHLORIDE
CO CLEANOUT	R/W RIGHT OF WAY
CP CONTROL POINT	RCP REINFORCED CONCRETE PIPE
DDW DIRT DRIVEWAY	SD STORM DRAIN
DI DROP INLET	SDMH STORM DRAIN MANHOLE
DETAIL DAYLIGHT	SS SANITARY SEWER LINE
ELCT ELECTROLIER	SSMH SANITARY SEWER MANHOLE
EP EDGE OF PAVEMENT ELEVATION	SW SIDEWALK
EUC EUCALYPTUS TREE	TC TOP OF CURB
EX EXISTING	TOB TOP OF BANK
FF FINISHED FLOOR	TOE TOE OF SLOPE
FG FINISH GRADE	TF TOP OF FOUNDATION
FH FIRE HYDRANT	TP TOP OF PIPE
FL FLOW LINE	UG UNDERGROUND GAS
FNC FENCE	USS UNDERGROUND SANITARY SEWER
FOG FOG LINE	UST UNDERGROUND STORM DRAIN
GB GRADE BREAK	UT UNDERGROUND TELEPHONE
GF GARAGE FINISH FLOOR (FRONT)	UW UNDERGROUND WATER
GUY GUY WIRE	VCP VITRIFIED CLAY PIPE
HP HIGH POINT	WL WHITE LINE STRIPE
IP IRON PIPE	WM WATER METER
LIP LIP OF GUTTER	WV WATER VALVE
C&G CURB AND GUTTER	YL YELLOW LINE STRIPE

SMP

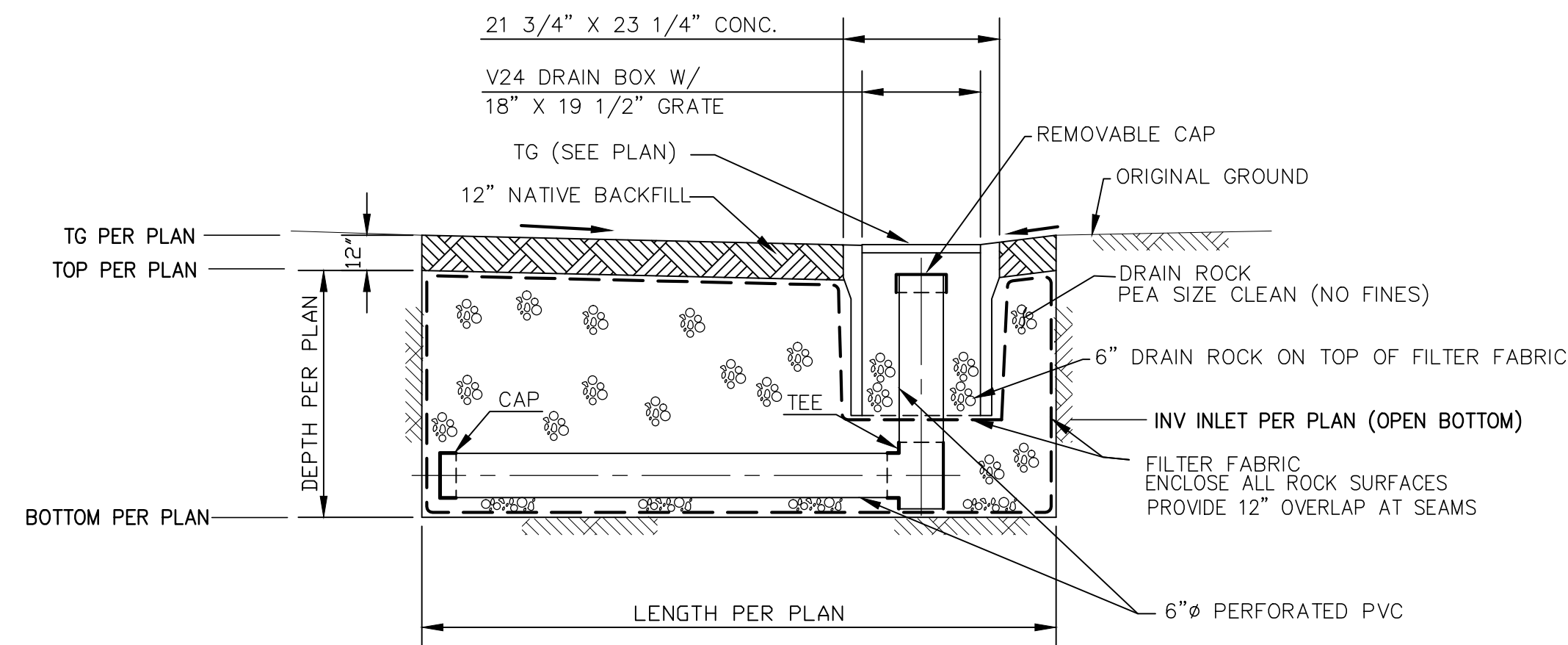
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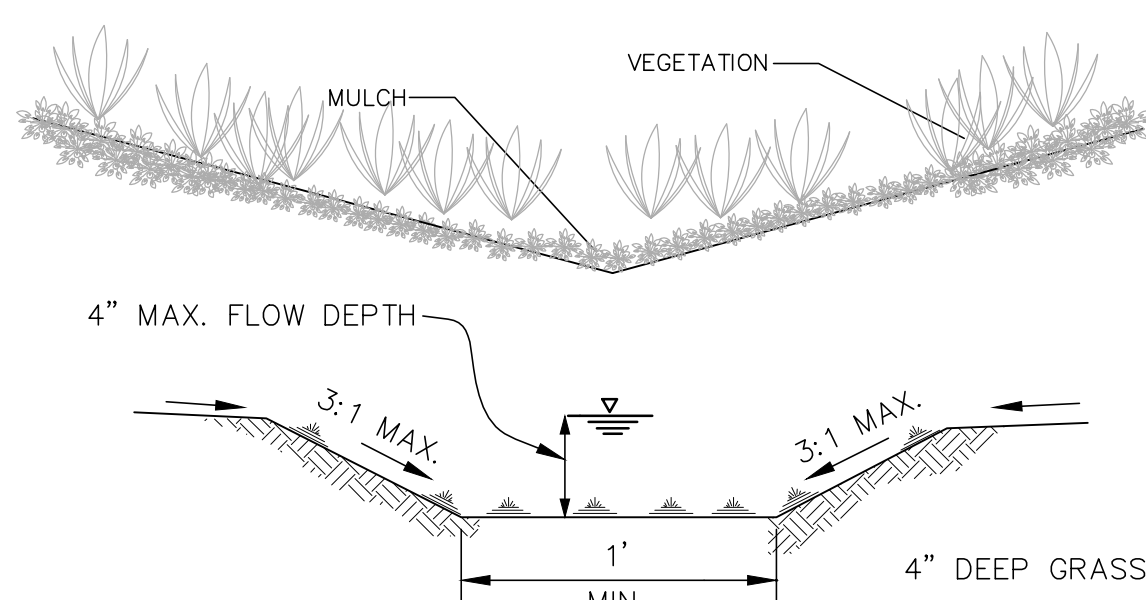
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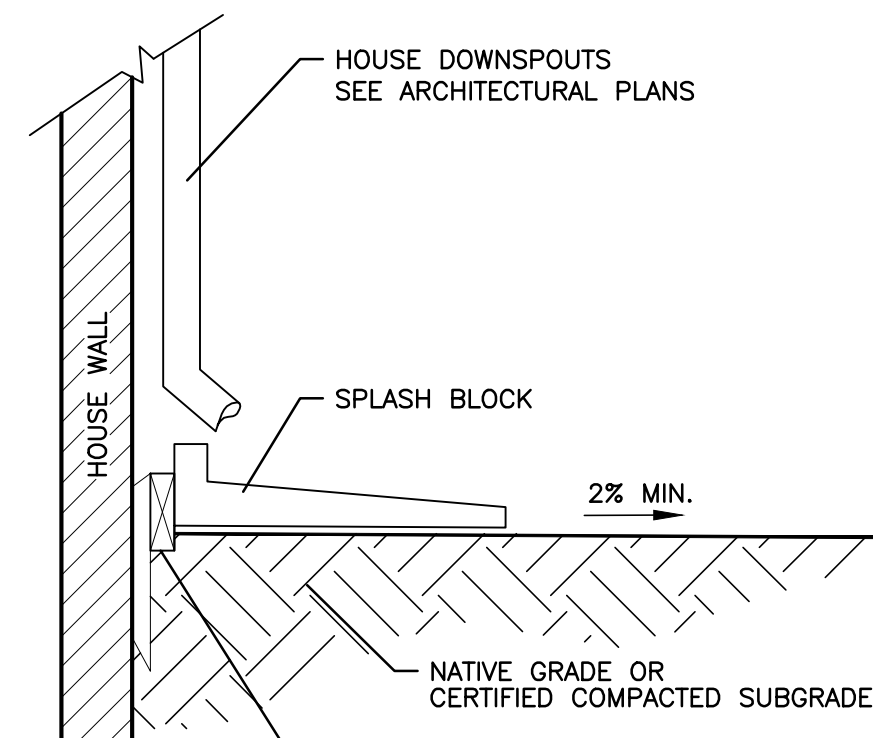
LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
F---	F---	FILL AREA LIMIT
C---	C---	CUT AREA LIMIT
102	102	CONTOUR
W---	W---	WATER LINE
SD---	SD---	STORM DRAIN PIPE (SOLID)
SS---	SS---	SANITARY SEWER PIPE
SUB---	SUB---	SUBDRAIN PIPE (PERFORATED)
OH e,T,V	OH e,T,V	OVERHEAD UTILITIES WITH POLE
G---	G---	GAS LINE
E---	E---	ELECTRIC LINE (UNDERGROUND)
JT---	JT---	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
○	○	SANITARY SEWER MANHOLE
⊙	⊙	STORM DRAIN MANHOLE
⊛	⊛	ELECTROLIER
WM	WM	WATER METER
⊙	⊙	TREE WITH TRUNK
x---x	x---x	6' WOODEN FENCE
102.23	102.23	SPOT ELEVATION
○	○	TREE PROTECTION FENCE 5' TALL CHAIN LINK
---	---	SWALE
→	→	DIRECTION OF FLOW IN PIPE
▨	▨	AREA DRAIN/ INLET
→	→	OVERLAND RELEASE PATH
→	→	GRAIDING DIRECTION
X	X	(E) TREE TO BE REMOVE
□	□	DOWN-SPOUT
○	○	POP-UP EMITTER



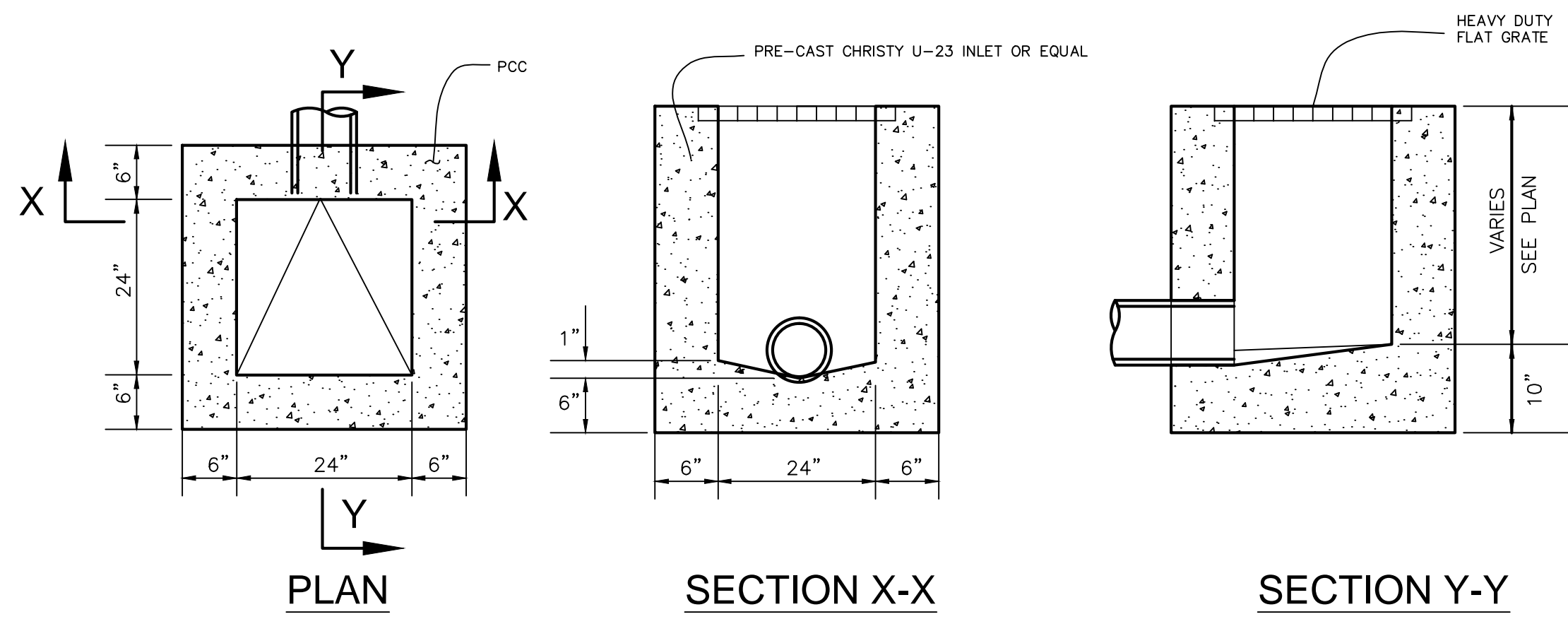
INFILTRATION DEVICE
N.T.S.



EARTH SWALE DETAIL
N.T.S.



SPLASH BLOCK
N.T.S.



STORM DRAIN INLET
N.T.S.

SHEET INDEX:

C-1 COVER SHEET/ NOTES/ DETAILS/
C-2 GRADING AND DRAINAGE PLAN

DRAINAGE NOTES:

- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.
- On site storm drain lines shall consist of PVC-SCH 40 minimum or better.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BASIS OF BEARINGS:

THE BEARING N 90°00'00" E OF THE CENTERLINE OF ALMOND AVE., AS SHOWN UPON CERTAIN RECORD OF SURVEY MAP, RECORDED IN BOOK 91 OF MAPS, AT PAGE 44, WAS TAKEN AS BASIS OF BEARINGS FOR ALL BEARINGS SHOWN HEREON.

REFERENCED ASSUMED BENCHMARK:

TOP OF SANITARY SEWER MANHOLE, LOCATED AT ALMOND AVE. DISTANT THERON 182± WESTERLY OF SOUTHWESTERLY PROPERTY CORNER

NOTE:

GRAIDING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

GEOTECHNICAL ENGINEER OF RECORD

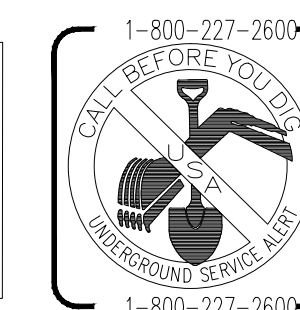
THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT

PREPARED BY _____ DATED _____

BY C.E.G. # _____ BY G.E. # _____

NOTICE TO CONTRACTORS

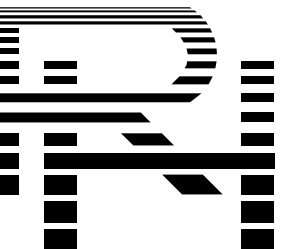
CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.



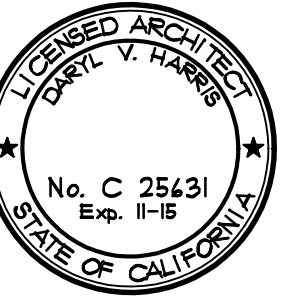
CONCEPTUAL GRAIDING AND DRAINAGE PLANS
SINGLE FAMILY RESIDENTIAL
633 ALMOND AVENUE, LOS ALTOS, CA
COVER SHEET/ NOTES/ DETAILS

Revisions:

Date: 8/5/2014
Scale: NTS
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Job #: 214057
Sheet: 1 OF 2
C-1



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A PROPOSED RESIDENCE FOR:
GREENTEK HOMES, INC.
633 ALMOND AVE. PARCEL-A LOS ALTOS, CALIFORNIA

drawings
MAIN FLOOR
PLAN

revisions

project number
2221

date
SEPT. 2014

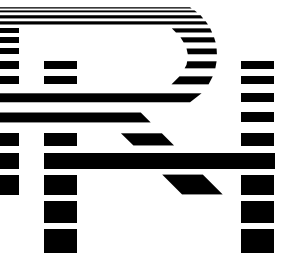
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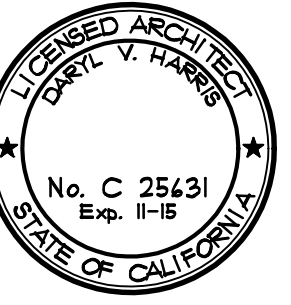
1 MAIN FLOOR PLAN
A2 1/4" = 1'-0"





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633 ALMOND AVE. PARCEL-A LOS ALTOS, CALIFORNIA

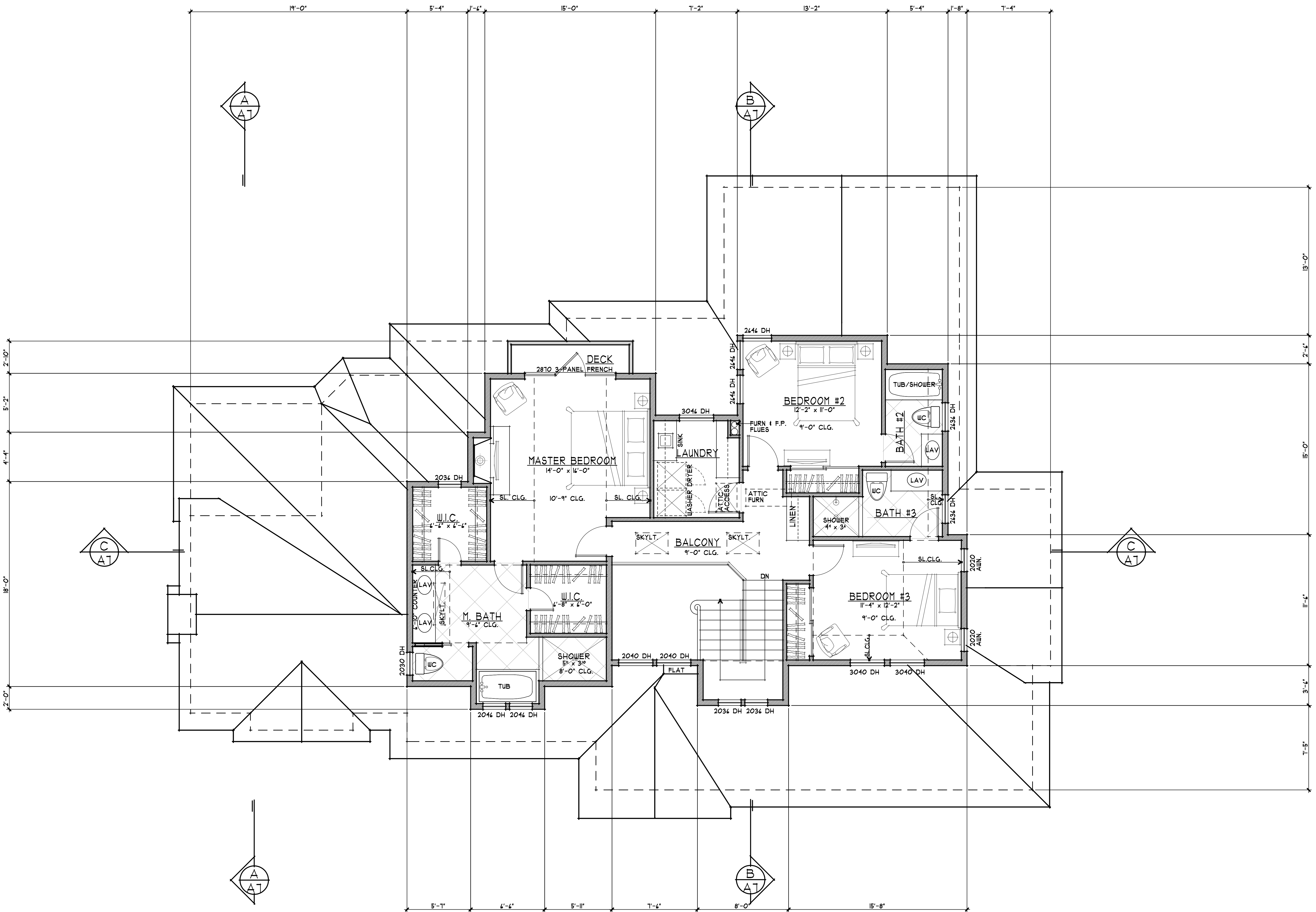
drawings
UPPER FLOOR
PLAN

revisions

project number
2221

date
SEPT. 2014

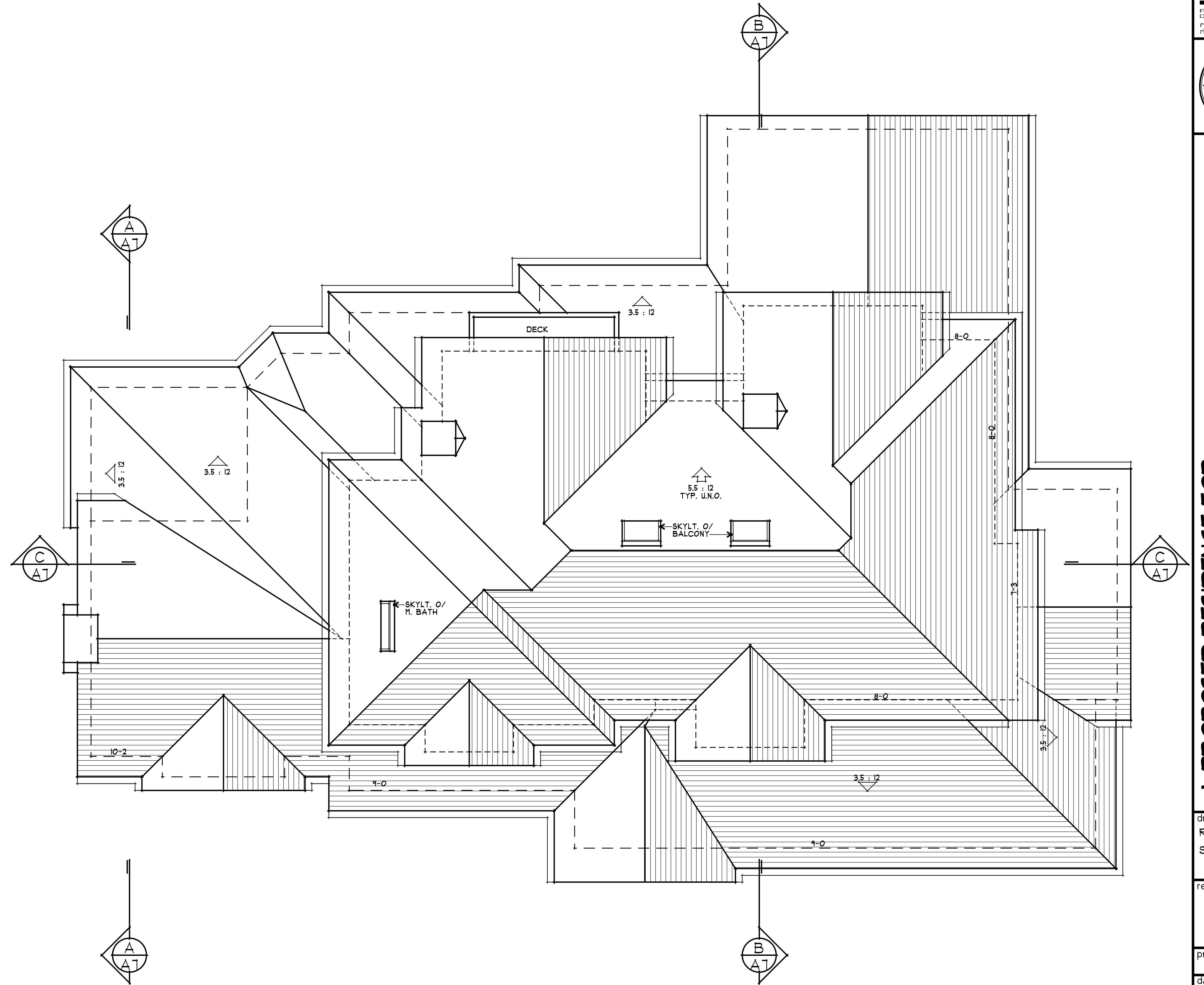
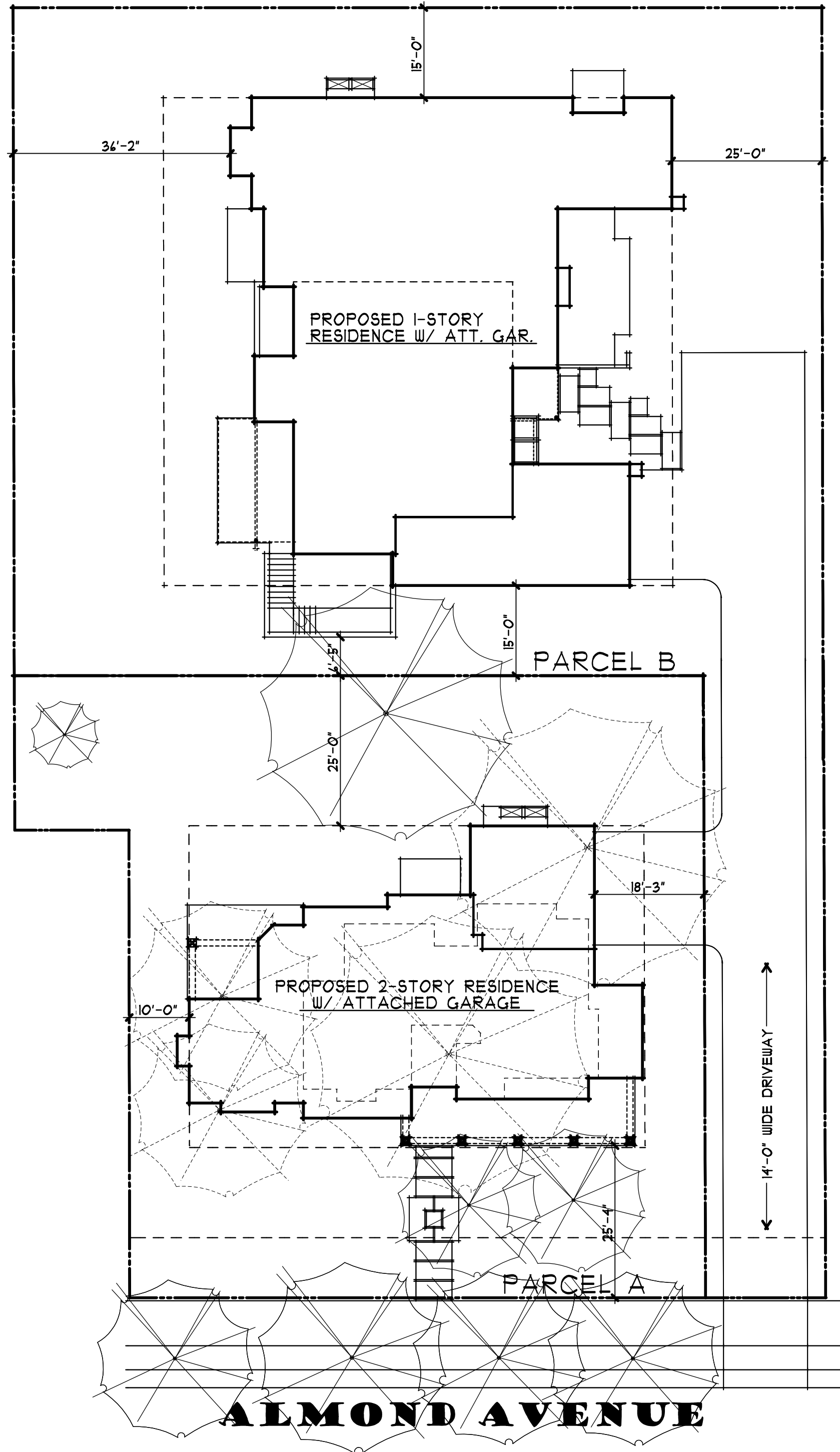
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UPPER FLOOR PLAN
1/4" = 1'-0"
0 1 3 6 10

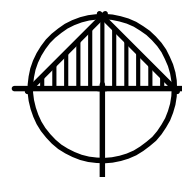


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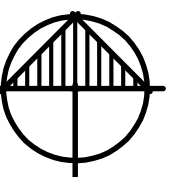
1 SITE PLAN
A4 1/16" = 1'-0"
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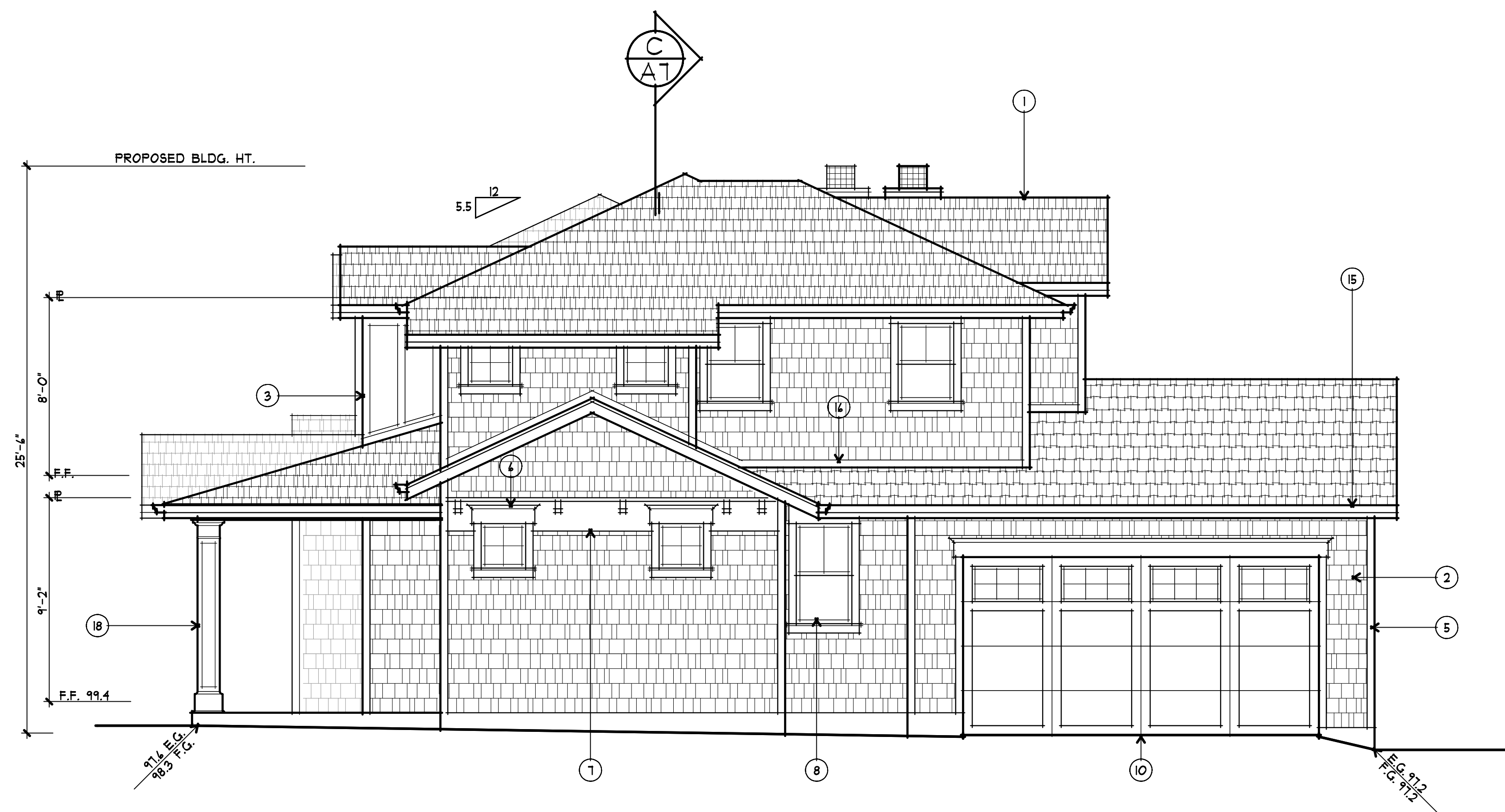
NORTH



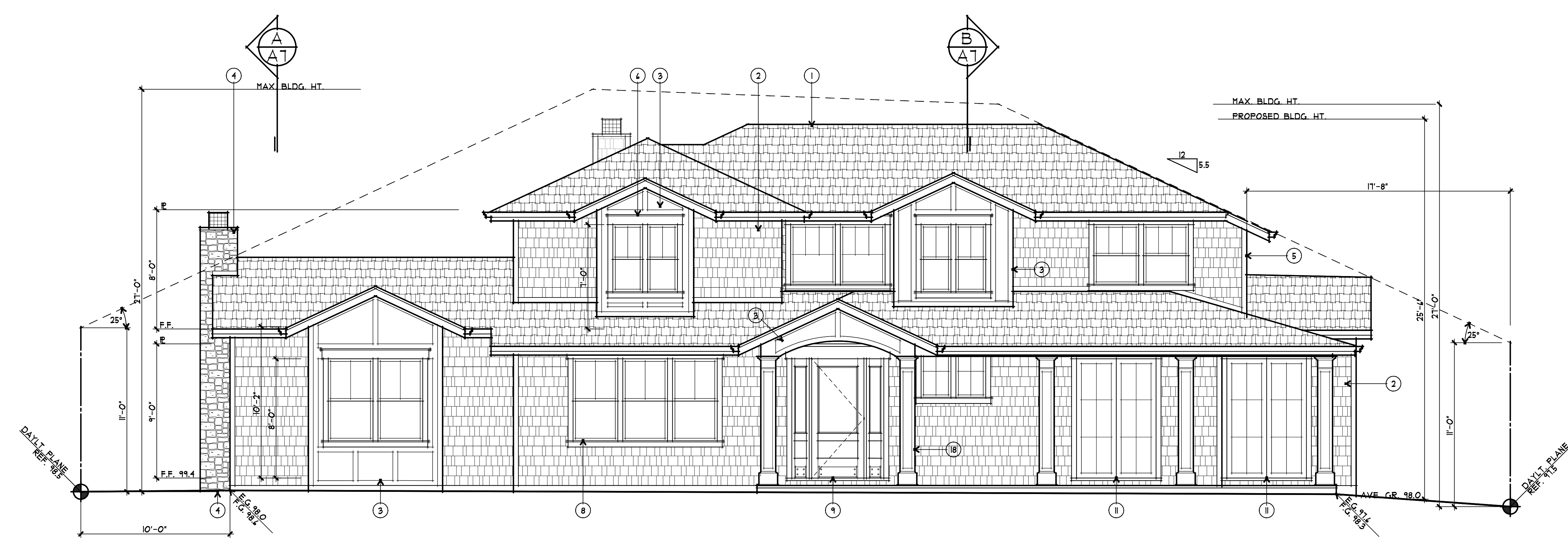
2 ROOF PLAN
A4 1/4" = 1'-0"
0 1 3 6 10

NORTH





1 RIGHT (EAST) ELEVATION
 1/4" = 1'-0"
 0 1 3 6 10



2 FRONT (SOUTH) ELEVATION
 1/4" = 1'-0"
 0 1 3 6 10

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES O/ 30# FELT
WALLS	2	WOOD SHINGLE SIDING O/ BLDG PAPER
	3	WOOD RECESSED PANEL SIDING
	4	STONE VENEER
	5	WOOD
TRIM	6	BUILT-UP WOOD HEAD TRIM
	7	WOOD PANEL W/ WOOD CORBELS
	8	ALUMINUM CLAD WOOD WINDOWS
WINDOWS	8	ALUMINUM CLAD WOOD WINDOWS
DOORS	9	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	10	CARRIAGE-STYLE O.H. SECTIONAL GARAGE DOOR WITH LITES
	11	ALUMINUM CLAD WOOD FRENCH DOOR(S) -SEE PLAN FOR OPERATION AND SIZE
	12	ALUMINUM CLAD WOOD SLIDING DOOR(S) -SEE PLAN FOR OPERATION AND SIZE
	13	SOLID CORE HALF-GLASS DOOR -SEE PLAN FOR OPERATION AND SIZE
RAILINGS	14	WROUGHT IRON OVER WOOD PONY WALL
GUTTERS & DOWNSPOUTS	15	G.I. GUTTERS AND DOWNSPOUTS - PAINT
FLASHING	16	G.I. FLASHING - PAINT
SKYLIGHTS	17	CURB MOUNTED
COLUMNS	18	WOOD PANEL

AS
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A PROPOSED RESIDENCE FOR:
GREENTEK HOMES, INC.
 633 ALMOND AVE. PARCEL-A LOS ALTOS, CALIFORNIA

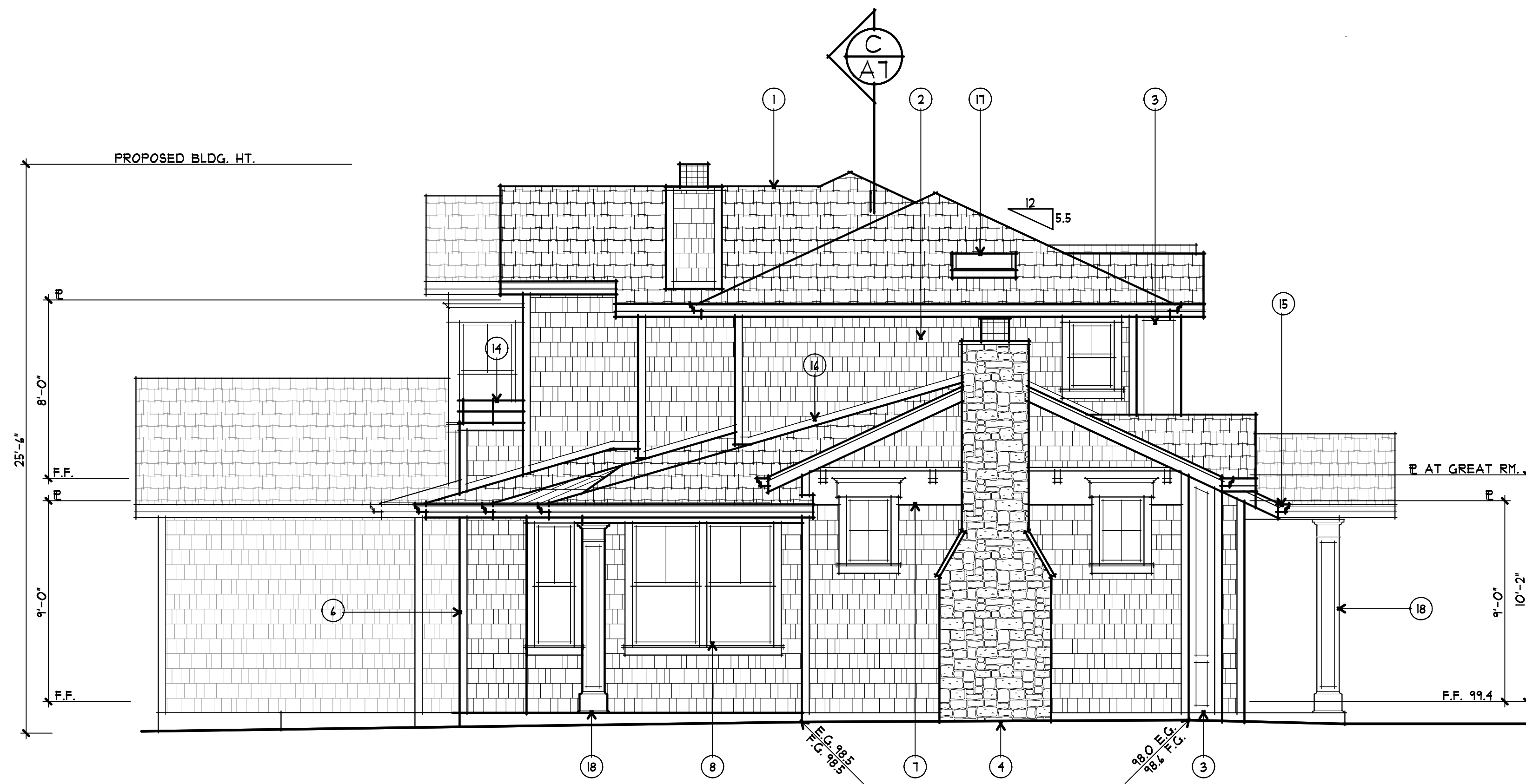
drawings
 EXTERIOR ELEVATIONS

revisions

project number
 2221

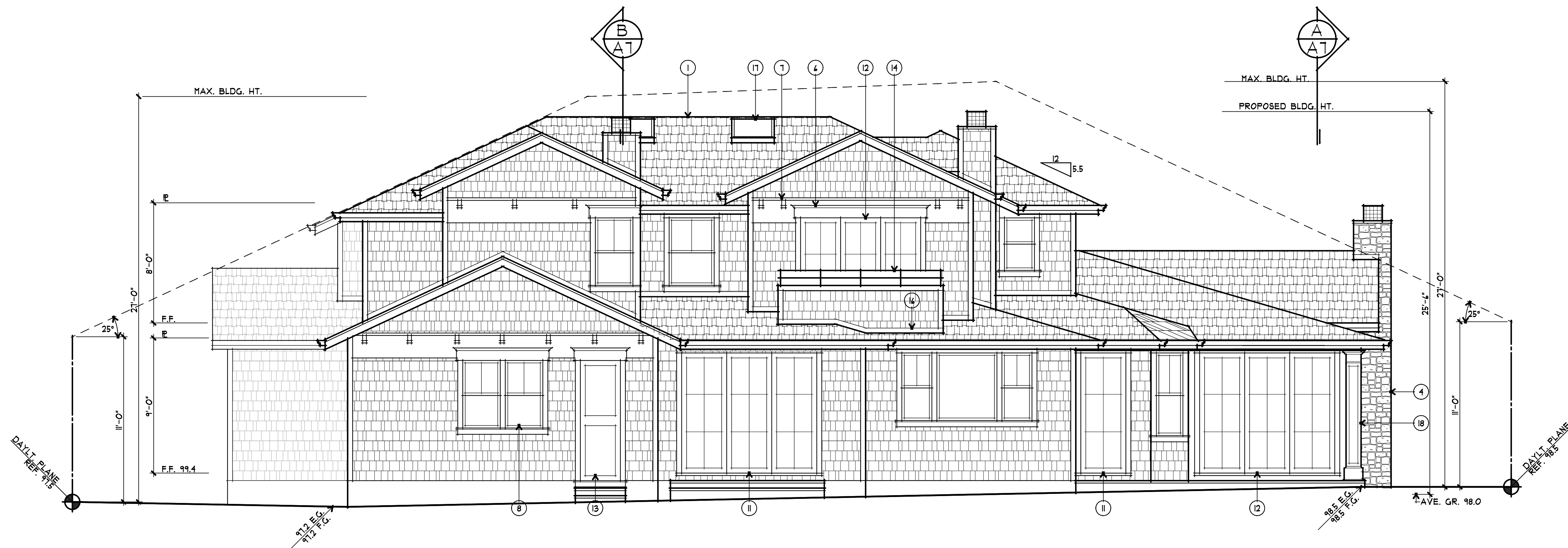
date
 SEPT. 2014

sheet number
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1 LEFT (WEST) ELEVATION
 1/4" = 1'-0"
 0 1 3 4 10

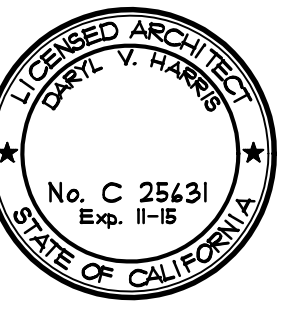
EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES O/ 30# FELT
WALLS	2	WOOD SHINGLE SIDING O/ BLDG PAPER
	3	WOOD RECESSED PANEL SIDING
	4	STONE VENEER
	5	WOOD
TRIM	6	BUILT-UP WOOD HEAD TRIM
	7	WOOD PANEL W/ WOOD CORBELS
WINDOWS	8	ALUMINUM CLAD WOOD WINDOWS
DOORS	9	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	10	CARRIAGE-STYLE O.H. SECTIONAL GARAGE DOOR WITH LITES
	11	ALUMINUM CLAD WOOD FRENCH DOOR(S) -SEE PLAN FOR OPERATION AND SIZE
	12	ALUMINUM CLAD WOOD SLIDING DOOR(S) -SEE PLAN FOR OPERATION AND SIZE
RAILINGS	13	SOLID CORE HALF-GLASS DOOR -SEE PLAN FOR OPERATION AND SIZE
	14	WROUGHT IRON OVER WOOD PONY WALL
GUTTERS & DOWNSPOUTS	15	G.I. GUTTERS AND DOWNSPOUTS - PAINT
FLASHING	16	G.I. FLASHING - PAINT
SKYLIGHTS	17	CURB MOUNTED
COLUMNS	18	WOOD PANEL



2 REAR (NORTH) ELEVATION
 1/4" = 1'-0"
 0 1 3 4 10

ASSOCIATES ARCHITECTS
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drawings
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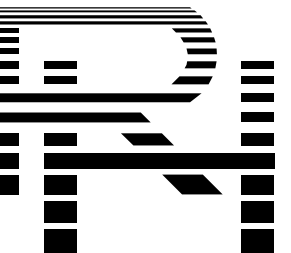
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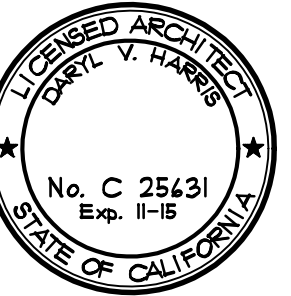
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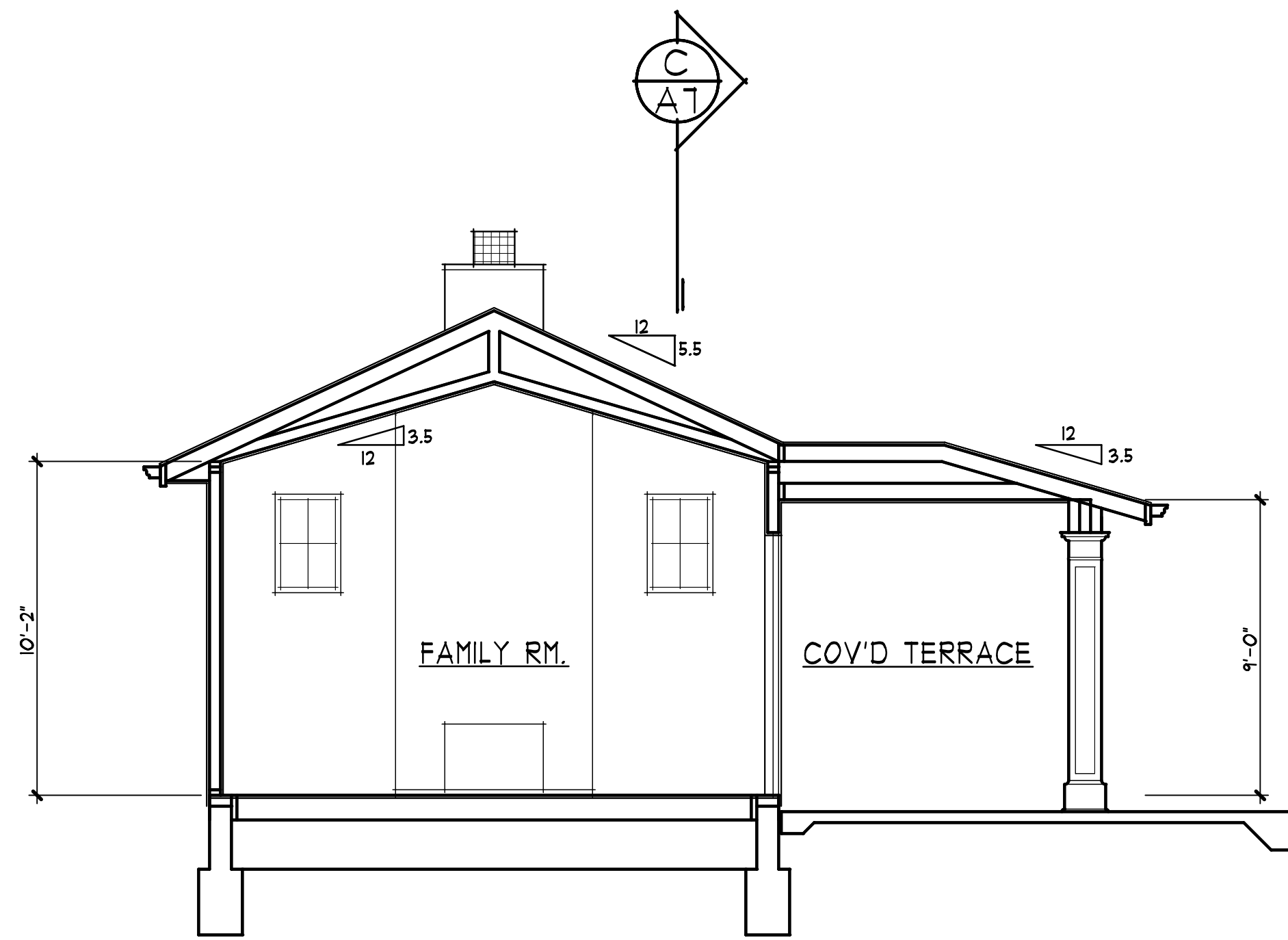
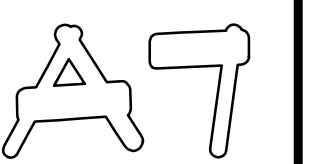
drawings
BUILDING
SECTIONS

revisions

project number
2221

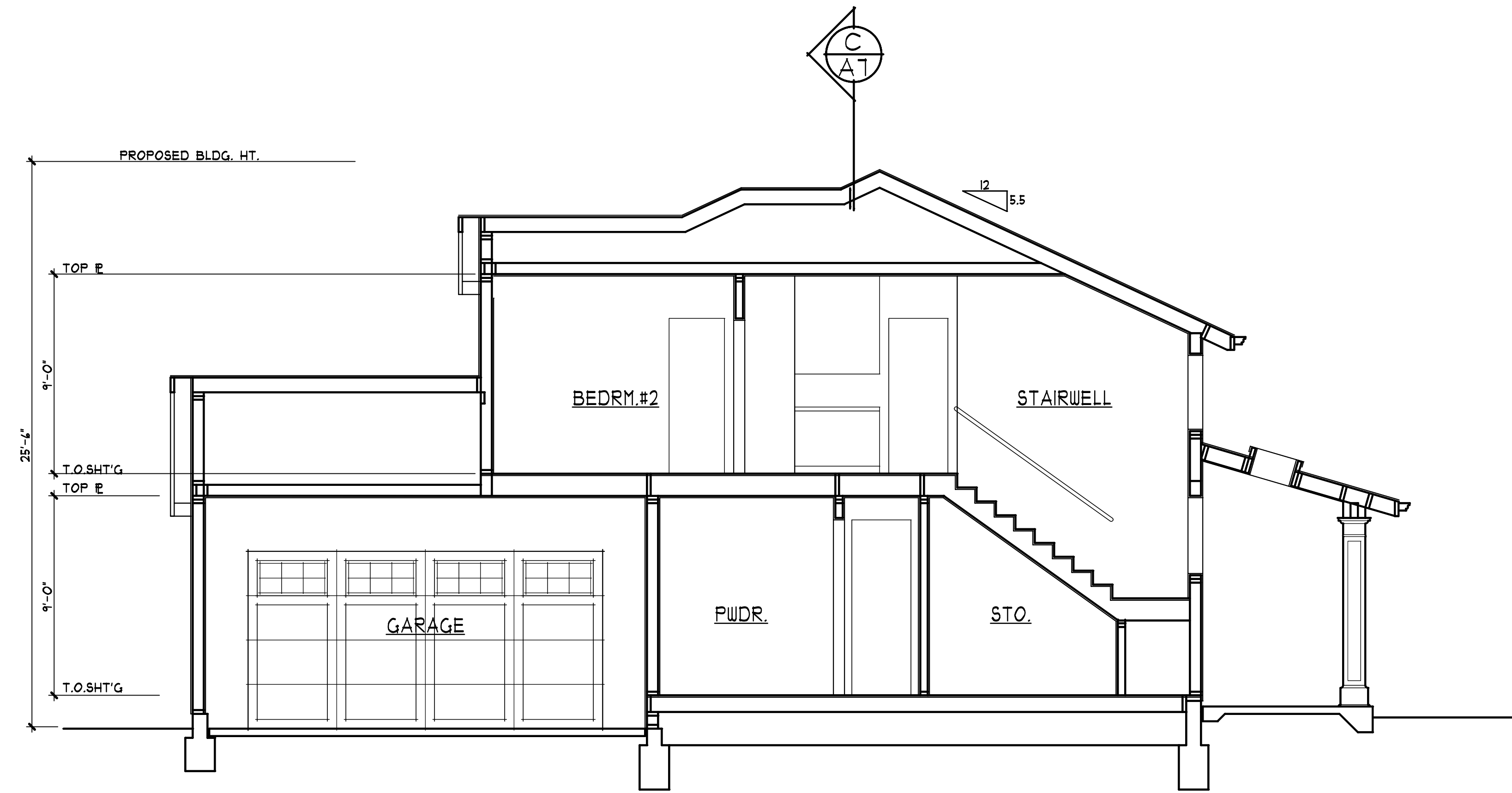
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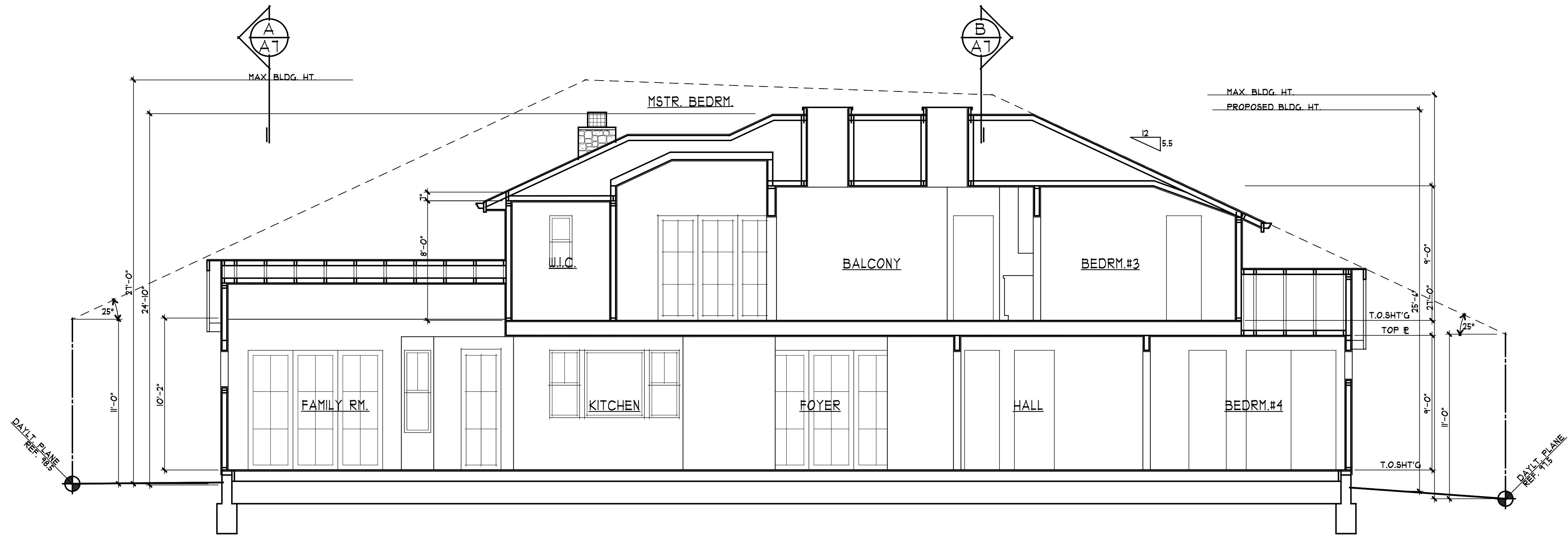
(A) BUILDING SECTIONS

1/4" = 1'-0"
0 1 3 4 10



(B) BUILDING SECTIONS

1/4" = 1'-0"
0 1 3 4 10



(C) BUILDING SECTIONS

1/4" = 1'-0"
0 1 3 4 10