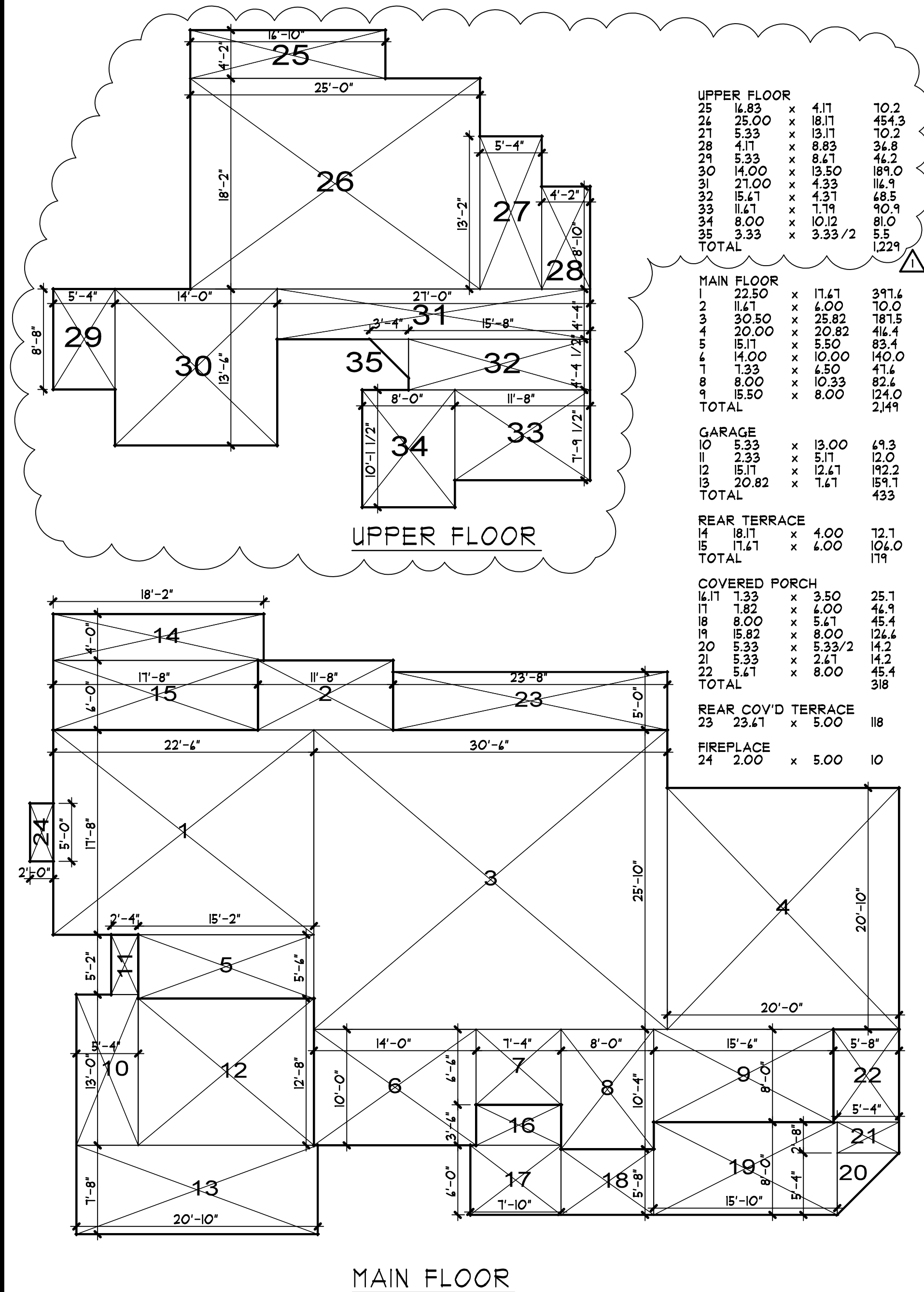
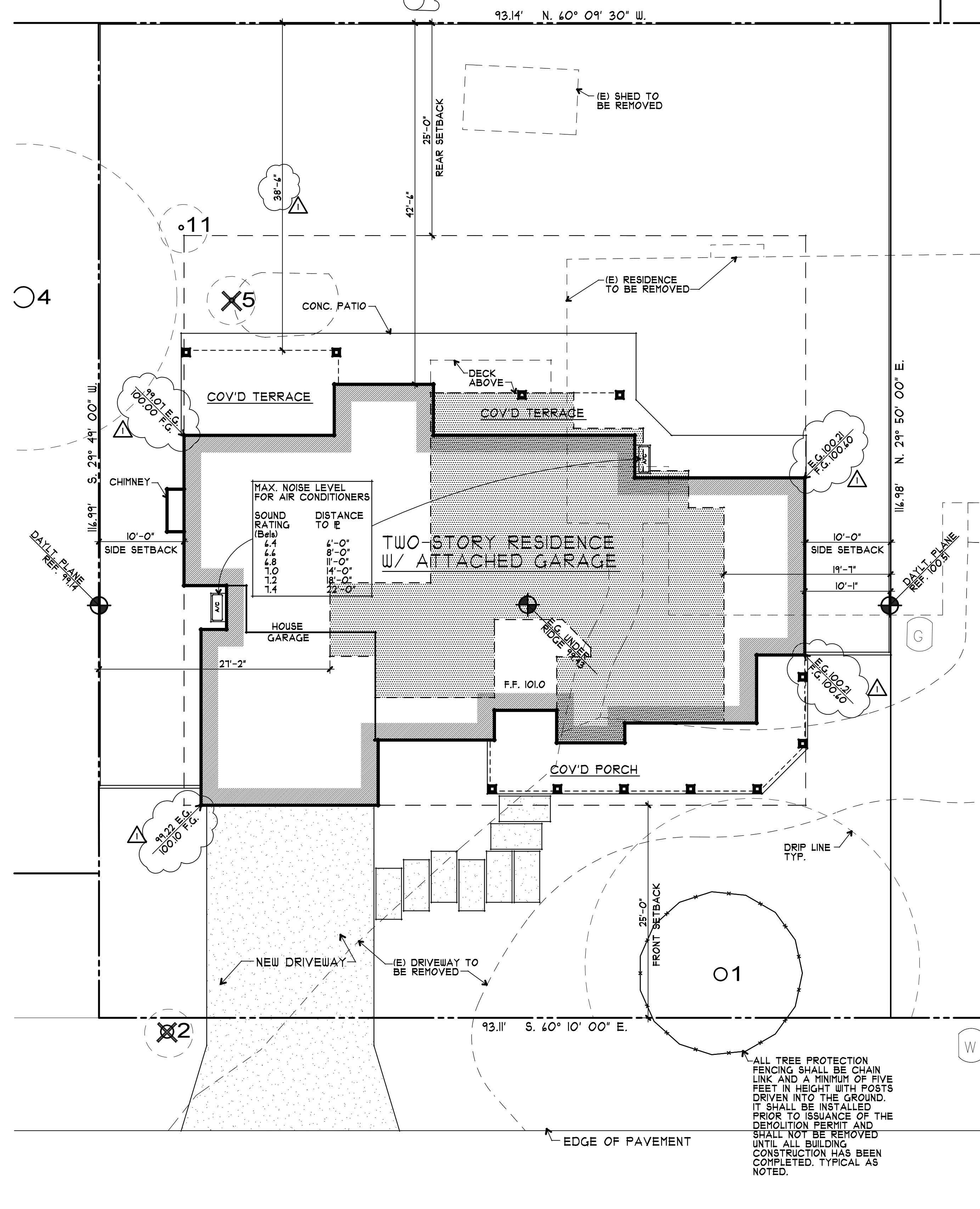


ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/REQ'D
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6' HIGH	1,497 S.F. 13.7%	3,207 S.F. 29.4%	3,267 S.F. 30.0%
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1st FLR. 1,497 S.F. 2nd FLR. 756 S.F. TOTAL 2,253 S.F. 20.7%	2,149 S.F. 1,229 S.F. 3,378 S.F. 35.0%	3,811 S.F. 35.0%
SETBACKS:			
FRONT	FT.	25 FT.	25 FT.
REAR	FT.	38.5 FT.	25 FT.
RIGHT SIDE (1ST/2ND)	FT.	10/08/19.58 FT.	10/17.5 FT.
LEFT SIDE (1ST/2ND)	FT.	10/27.17 FT.	10/17.5 FT.
HEIGHT:	FT.	25.5 FT.	27 FT.
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	2,253 S.F.	1,125 S.F.	3,378 S.F.
NON-HABITABLE AREA DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	107 S.F.	326 S.F.	433 S.F.
LOT CALCULATIONS			
NET LOT AREA:			10,891 S.F.
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	636 S.F.		27.3%
LANDSCAPE BREAKDOWN:	TOTAL HARDSCAPE AREA EXISTING & PROPOSED		4,250 S.F.
	EXISTING SOFTSCAPE (UNDISTURBED) AREA:		5,626 S.F.
	NEW SOFTSCAPE AREA:		1,015 S.F.
	SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA		



TREE INVENTORY			
ITEM #	SIZE DBH	DESCRIPTION	REMOVE
1	21.9	DEODAR CEDAR	NO
2	20.9	ALMOND	YES
4	29.0	REDWOOD	NO
5	8.5	LOQUAT	YES
11	6	PERSIMMON	NO

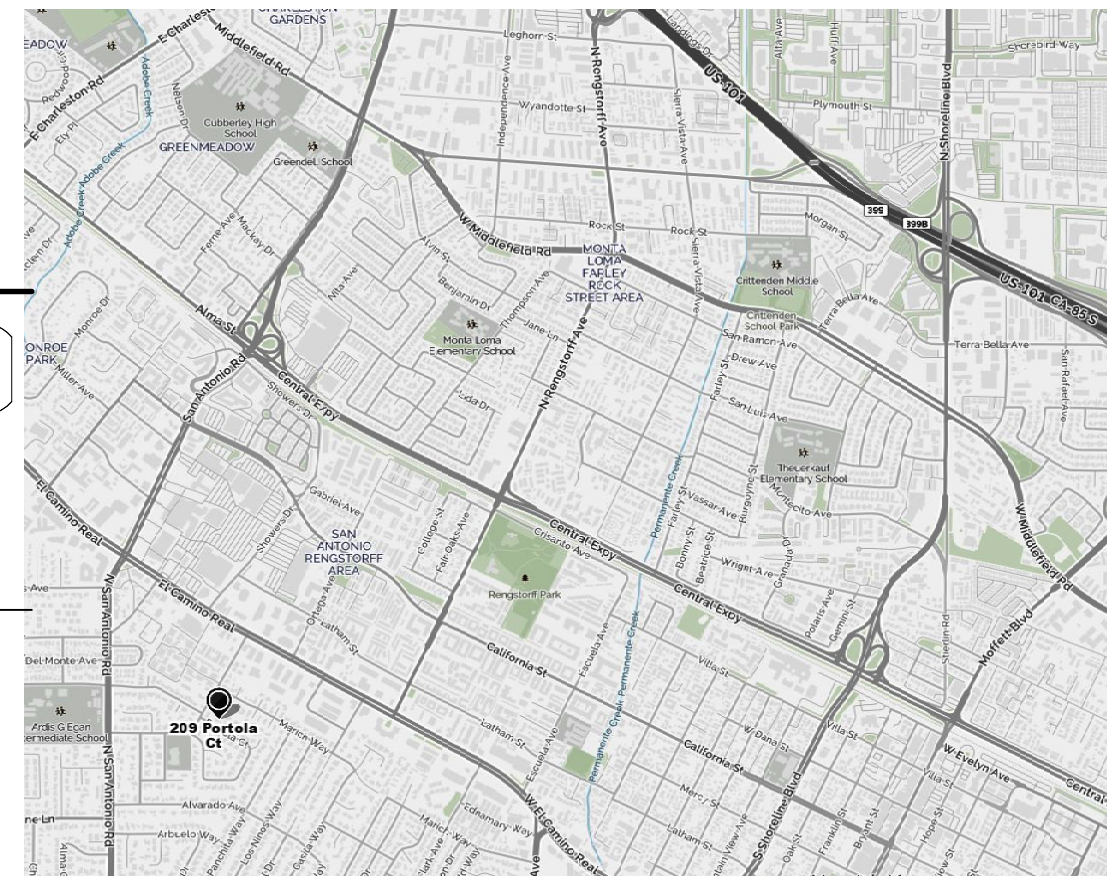
DBH = DIAMETER AT BREAST HEIGHT



INDEX OF DRAWINGS	
A1	SITE PLAN VICINITY PLAN
A2	MAIN FLOOR PLAN
A3	UPPER FLOOR PLAN
A4	ROOF PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	BUILDING SECTIONS
A8	CONTEXT MAP
C1	GRADING AND DRAINAGE PLAN
D2	ELEVATION OPTION #2

PROJECT INFO	
OWNER:	GREENTEK HOMES, INC. 25815 ESTACADA WAY LOS ALTOS HILLS, CA (450) 492-4081 abbie@greentekco.com
JOB ADDRESS:	205 PORTOLA COURT LOS ALTOS, CA 94022
BUILDING OCCUPANCY GROUP(S):	R-3/U
TYPE(S) OF CONSTRUCTION:	V-B
OCCUPANCY CATEGORY:	II
A.P.N.	170-03-013
ARCHITECT:	RH ASSOCIATES ARCHITECTS 22841 SUNSET RIDGE DR. AUBURN, CA 95602 CONTACT: J. STEVE COLLOM (530) 248-3055 steve.colom@gmail.com
CIVIL ENGINEER:	NNR ENGINEERING 535 WEYBRIDGE DRIVE SAN JOSE, CA 95123 CONTACT: NADIM RAFOUL (408) 348-1813 nnrengineering@yahoo.com

AREA SCHEDULE	
LOT AREA	10,891 S.F.
LIVABLE AREA	
MAIN FLOOR	2,149 S.F.
UPPER FLOOR	1,229 S.F.
TOTAL	3,378 S.F.
GARAGE	433 S.F.
COVERED PORCH	318 S.F.
REAR COVID TERRACE	118 S.F.
REAR COVID TERRACE	118 S.F.
CHIMNEY	10 S.F.
COVERAGE	
ALLOWED (30%)	3,261 S.F.
PROPOSED	3,201 S.F.
FLOOR AREA	
ALLOWED (35%)	3,811 S.F.
PROPOSED	3,811 S.F.



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REGISTERED ARCHITECT
CALIFORNIA
No. C 25431
Exp. 1-11

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LOS ALTOS, CALIFORNIA

drawings
AREA DIAGRAMS
SITE PLAN
VICINITY MAP

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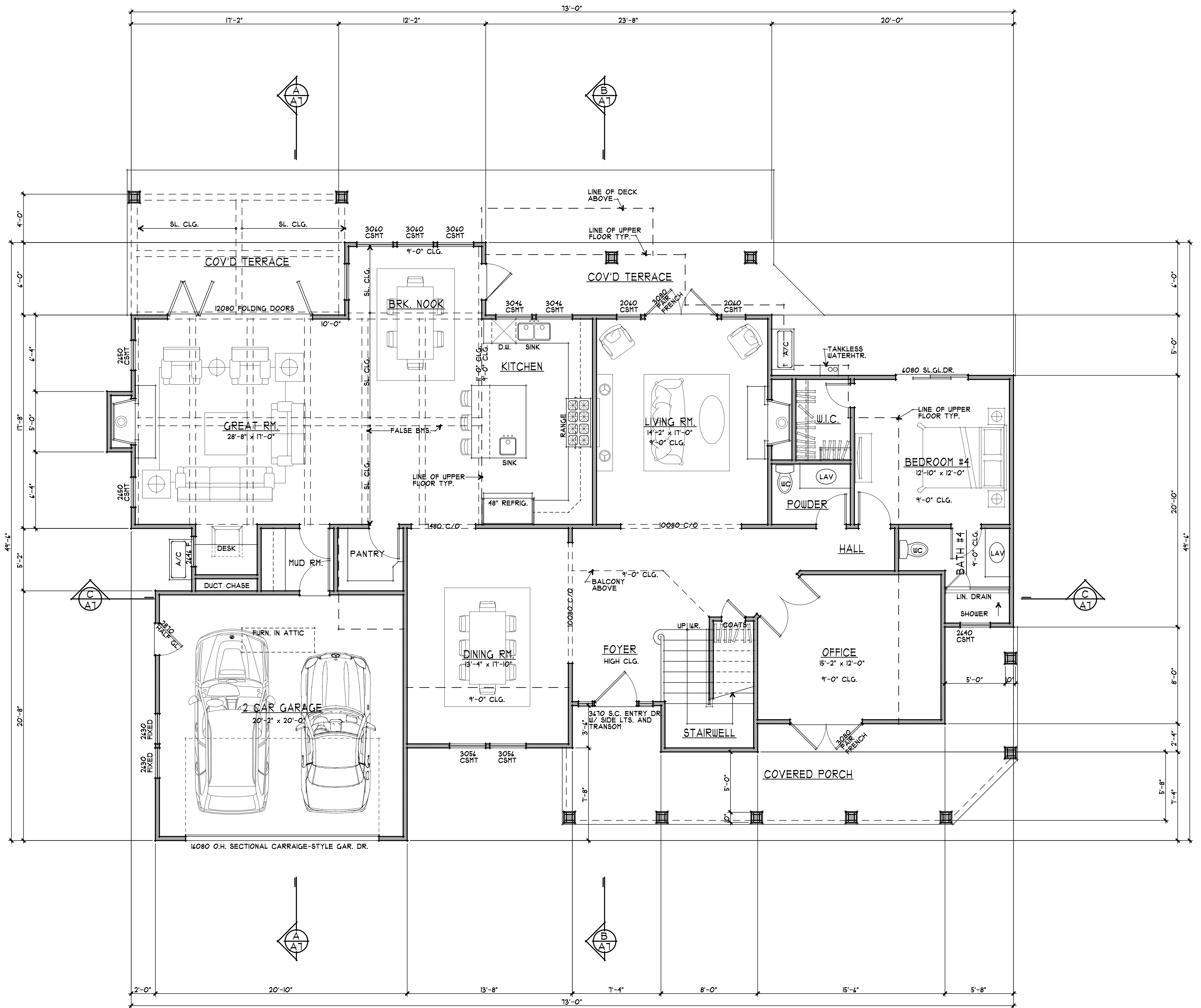
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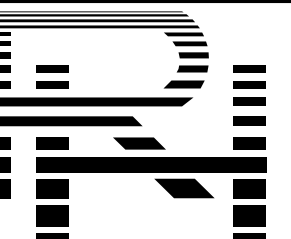
FIRE DEPARTMENT NOTES:

1. REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.
2. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS, WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN THE ALLOWABLE FIRE-FLOW APPENDIX TABLE B105.1, OR ADDITIONS EXCEEDS FIFTY (50) PERCENT (INCLUSIVE OF GARAGE CONVERSIONS) OF THE EXISTING LIVING AREA (EXISTING SQUARE FOOT CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT). WHEN AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. TEAR-DOWNS AND/OR ADDITIONS OVER FIFTY (50) PERCENT SHALL BE TREATED AS A NEW STRUCTURE REGARDING INSTALLATION OF FIRE SPRINKLER SYSTEMS. THE OBLIGATION TO PROVIDE COMPLIANCE WITH THESE FIRE SPRINKLER REGULATIONS MAY NOT BE EVADED BY PERFORMING A SERIES OF SMALL ADDITIONS UNDERTAKEN OVER A THREE-YEAR PERIOD. THE PERMIT ISSUANCE DATE OF PAST ADDITIONS WHERE THESE REGULATIONS WERE IN EFFECT SHALL BE USED FOR DETERMINING COMPLIANCE. NOTE: THE OWNER(S), OCCUPANT(S) 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. 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. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY LAMC.
3. 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 SYSTEMS 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. 403.3.5 AND HEALTH AND SAFETY CODE 1314.1.
4. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATIONS S1-1. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS TO THE PROJECT. CFC CHAPTER 33.
5. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SEC. 505.1.

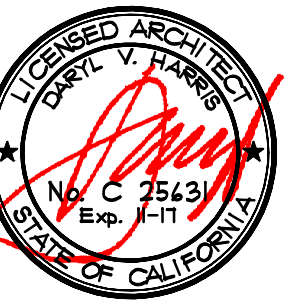


MAIN FLOOR PLAN
 1/4" = 1'-0"
 0 1 3 6 10

NORTH



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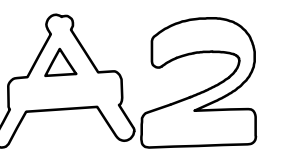
drawings
 MAIN FLOOR PLAN

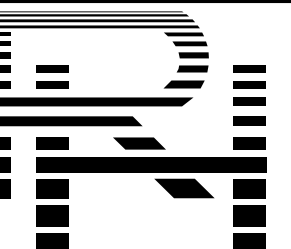
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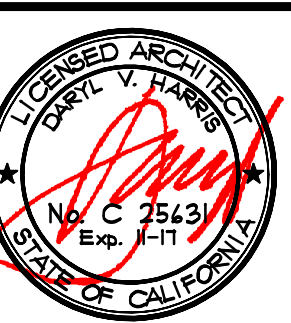
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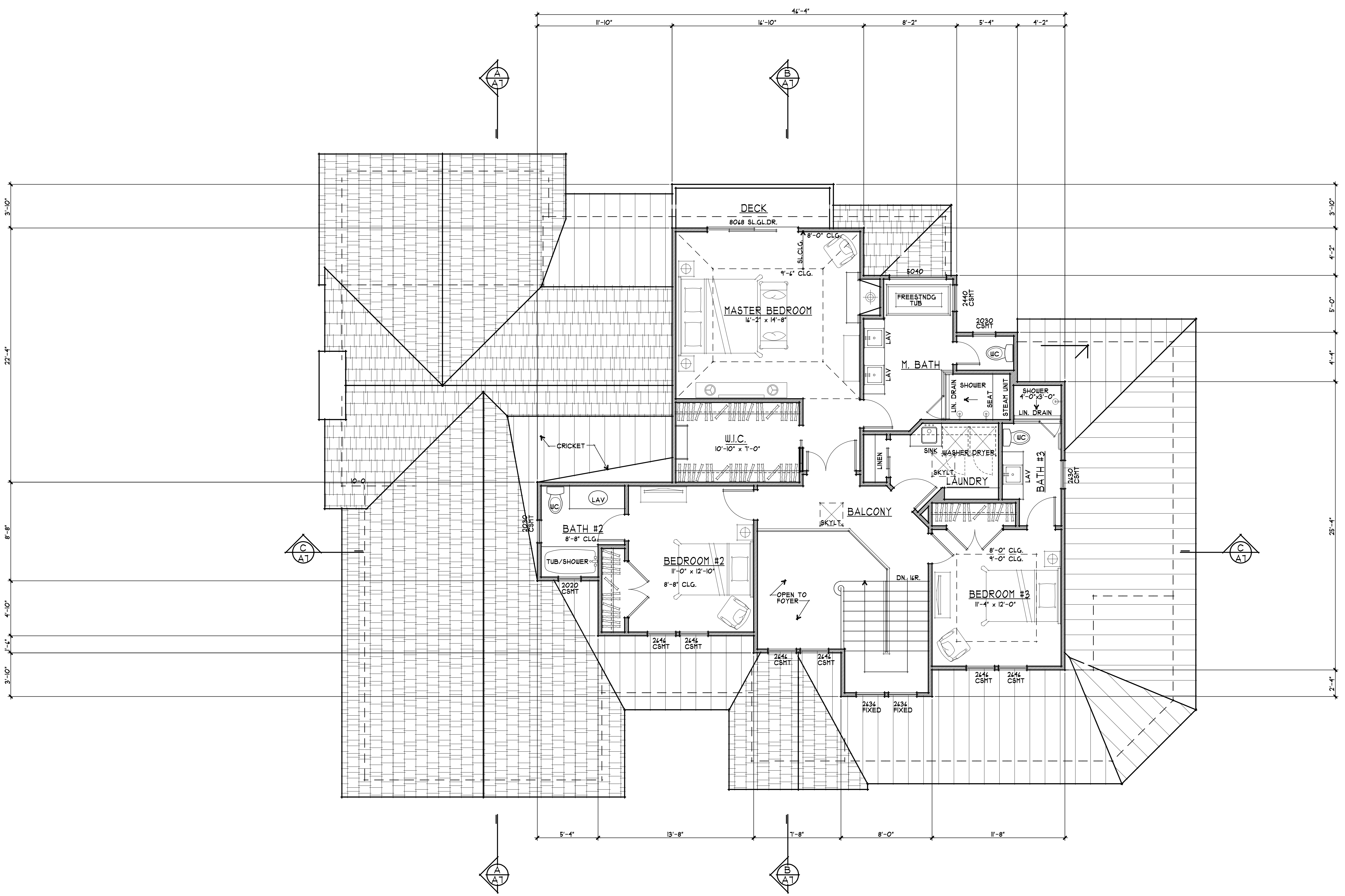
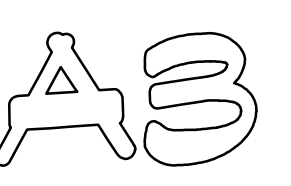
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UPPER FLOOR
PLAN

revisions
05/15/2011 PLANNING

project number
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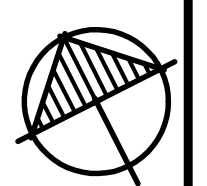
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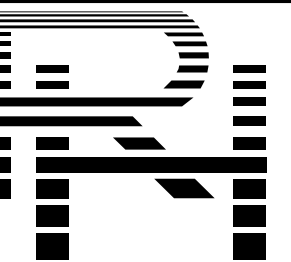


1 UPPER FLOOR PLAN
A3 1/4" = 1'-0"

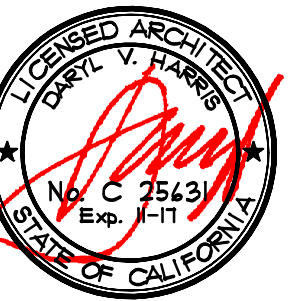
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12.28.11



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drawings
ROOF PLAN

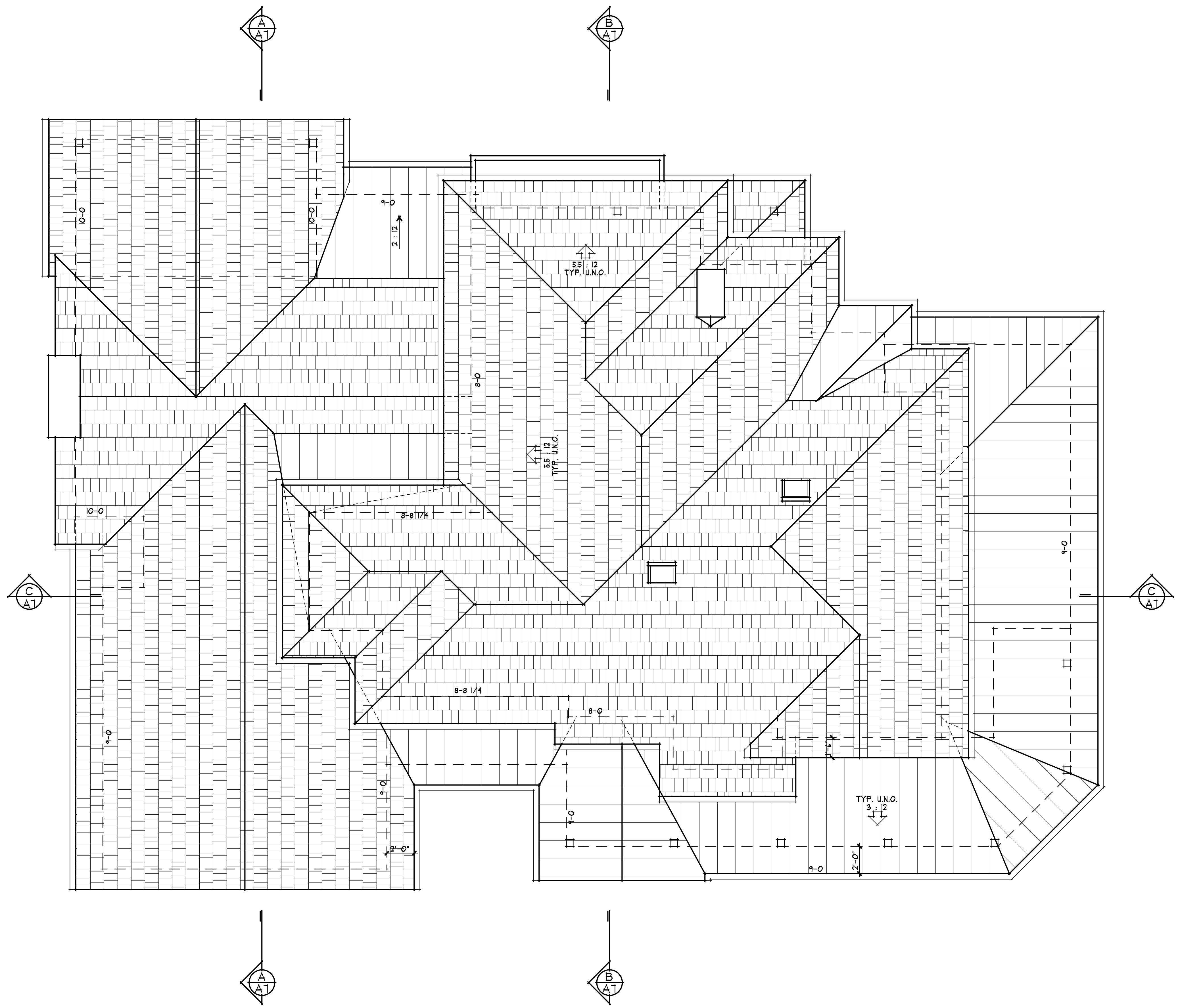
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date
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sheet number

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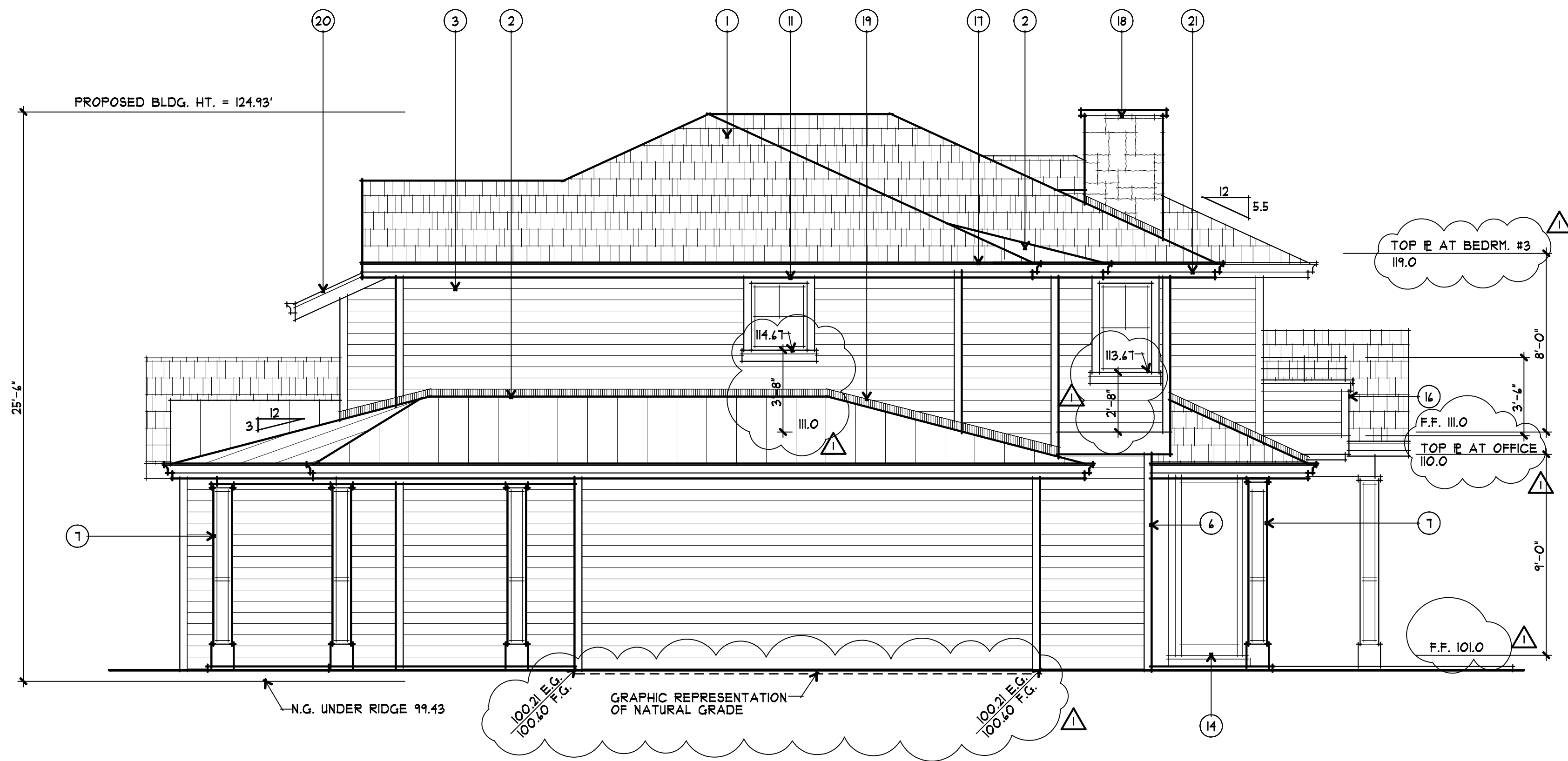


ROOF PLAN
1/4" = 1'-0"
0 1 3 6 10

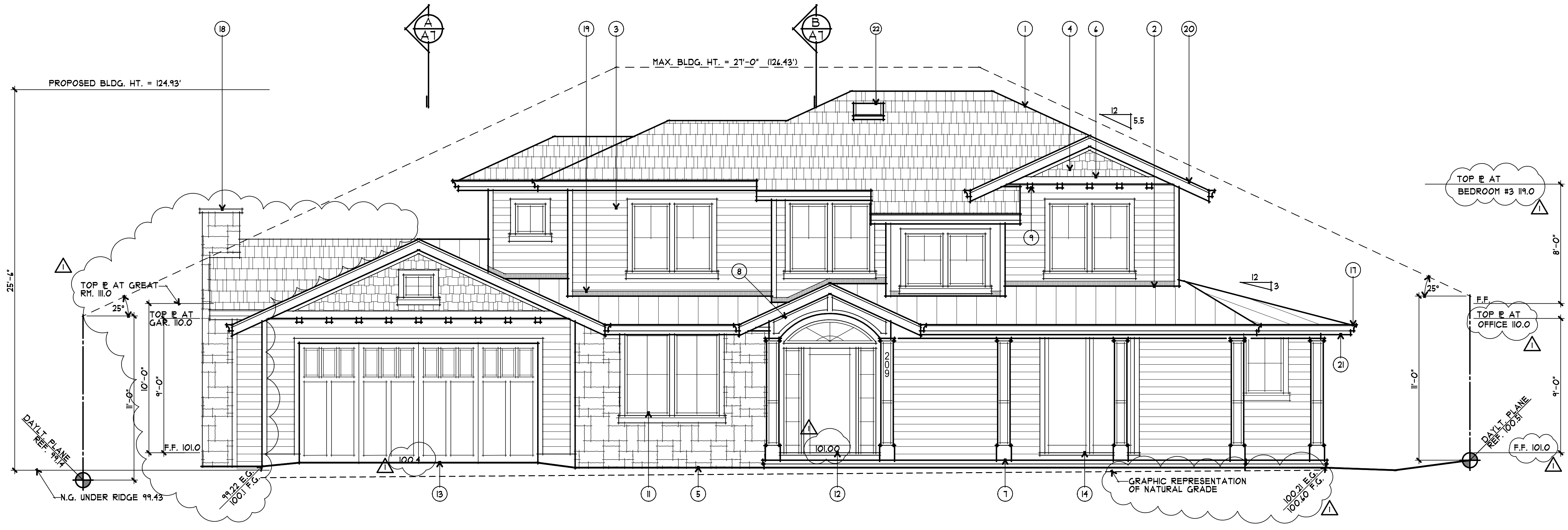
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1 RIGHT (SE) ELEVATION
 1/4" = 1'-0"
 0 1 3 4 10



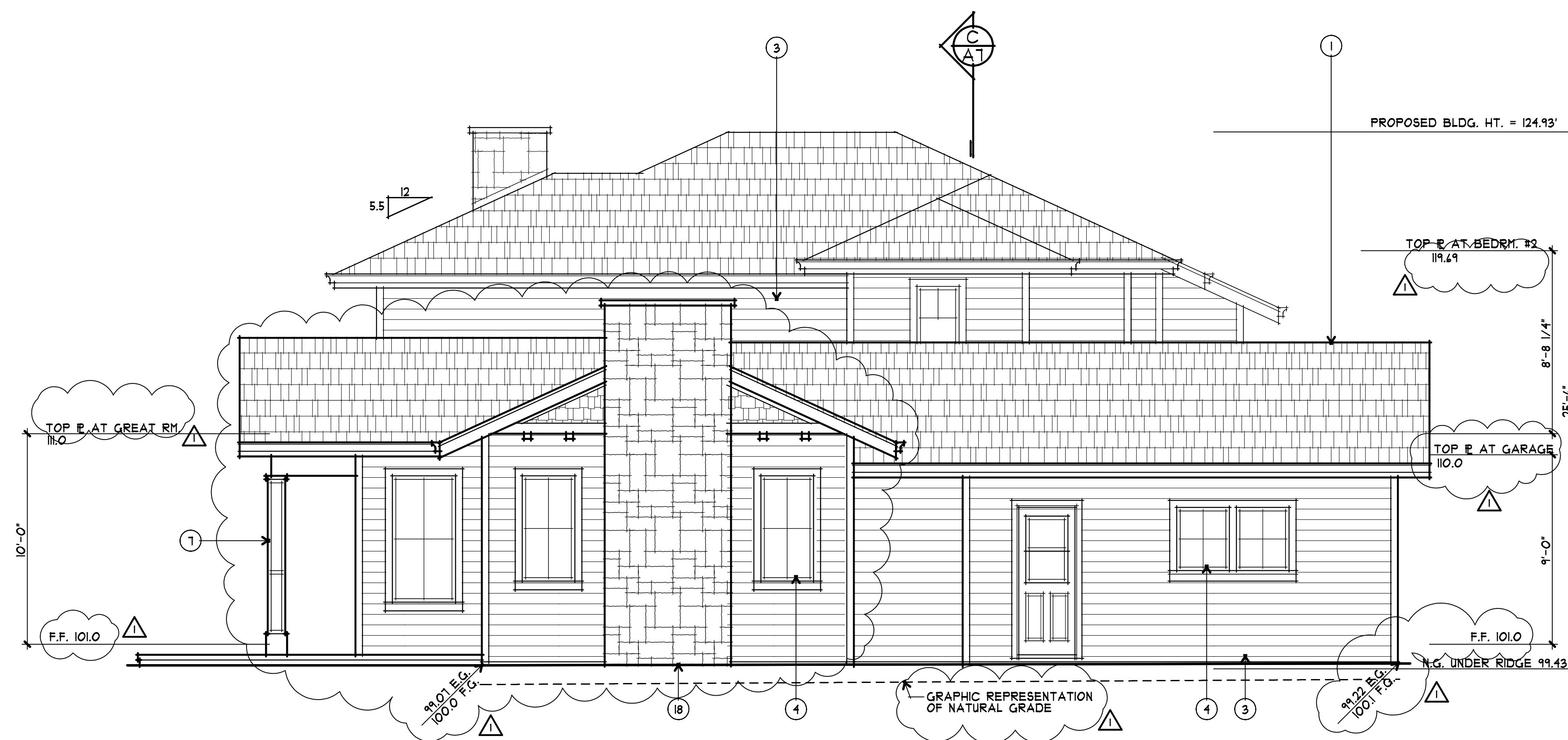
2 FRONT (SW) ELEVATION
 1/4" = 1'-0"
 0 1 3 4 10

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
	2	STANDING SEAM METAL ROOF
WALLS	3	HORIZONTAL WOOD SIDING
	4	WOOD SHINGLES
	5	STONE VENEER
TRIM	6	WOOD TRIM
	7	PANELIZED WOOD COLUMN
WINDOWS	8	PANELIZED WOOD SIDING
	9	DECORATIVE WOOD CORBELS
	10	PRECAST CONCRETE TRIM
	11	ALUMINUM CLAD WOOD WINDOWS
	12	WOOD ENTRY DOOR W/ GLASS & SIDELITES
DOORS	13	CARRIAGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	14	WOOD FRENCH DOOR(S)
	15	WOOD SLIDING DOOR(S)
RAILINGS	16	WOOD WITH W.I. RAILING
DOWNSPOUTS GUTTERS &	17	G.I. SHAPED GUTTER W/ ROUND DOWNSPOUTS
CHIMNEY	18	STONE VENEER O/ WOOD FRAMING
FLASHING	19	G.I. FLASHING - PAINT
BARGE BD.	20	2x8 PAINT GRADE
FASCIA	21	2x8 PAINT GRADE
SKYLIGHT	22	CURB-MOUNTED SKYLIGHT

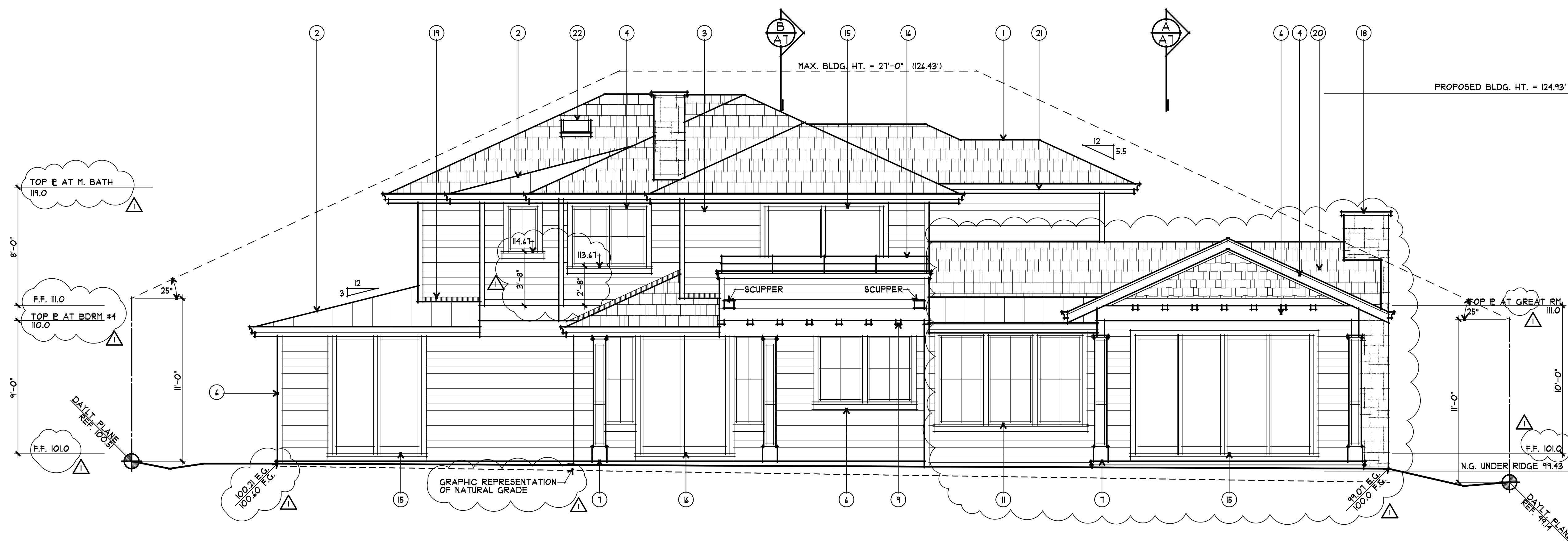
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drawings	EXTERIOR ELEVATIONS
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1 LEFT (NW) ELEVATION
A6 1/4" = 1'-0"



2 REAR (NE) ELEVATION
A6 1/4" = 1'-0"

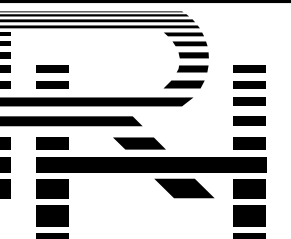
EXTERIOR FINISH SCHEDULE

LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
	2	STANDING SEAM METAL ROOF
WALLS	3	HORIZONTAL WOOD SIDING
	4	WOOD SHINGLES
	5	STONE VENEER
TRIM	6	WOOD TRIM
	7	PANELIZED WOOD COLUMN
WINDOWS	8	PANELIZED WOOD SIDING
	9	DECORATIVE WOOD CORBELS
	10	PRECAST CONCRETE TRIM
DOORS	11	ALUMINUM CLAD WOOD WINDOWS
	12	WOOD ENTRY DOOR W/ GLASS & SIDELITES
RAILINGS	13	CARRIAGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	14	WOOD FRENCH DOOR(S)
DOWNSPOUTS GUTTERS &	15	WOOD SLIDING DOOR(S)
	16	WOOD WITH W.I. RAILING
CHIMNEY	17	G.I. SHAPED GUTTER W/ ROUND DOWNSPOUTS
	18	STONE VENEER O/ WOOD FRAMING
FLASHING	19	G.I. FLASHING - PAINT
	20	2x8 PAINT GRADE
BARGE BD.	21	2x8 PAINT GRADE
	22	CURB-MOUNTED SKYLIGHT

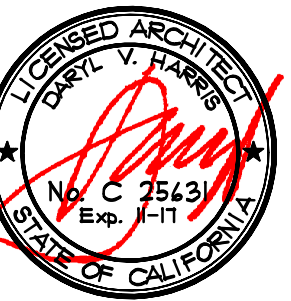
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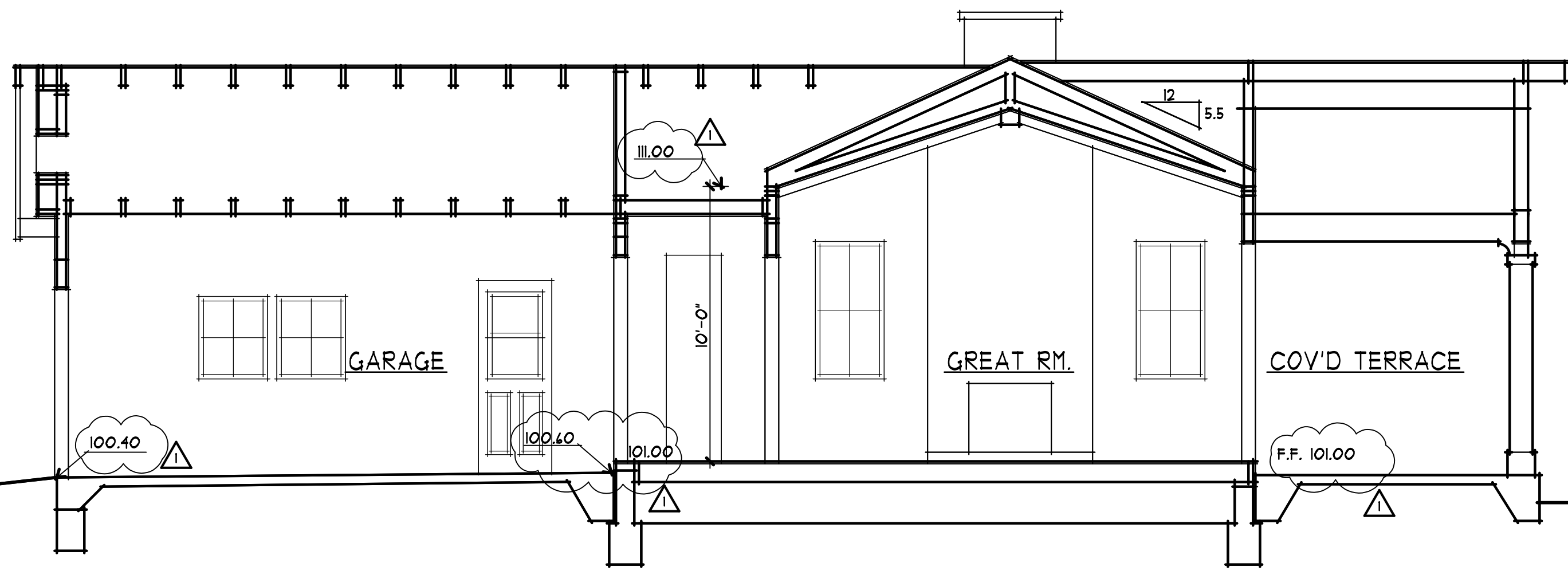
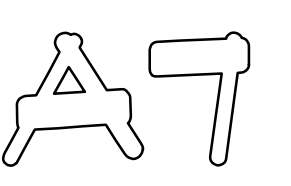


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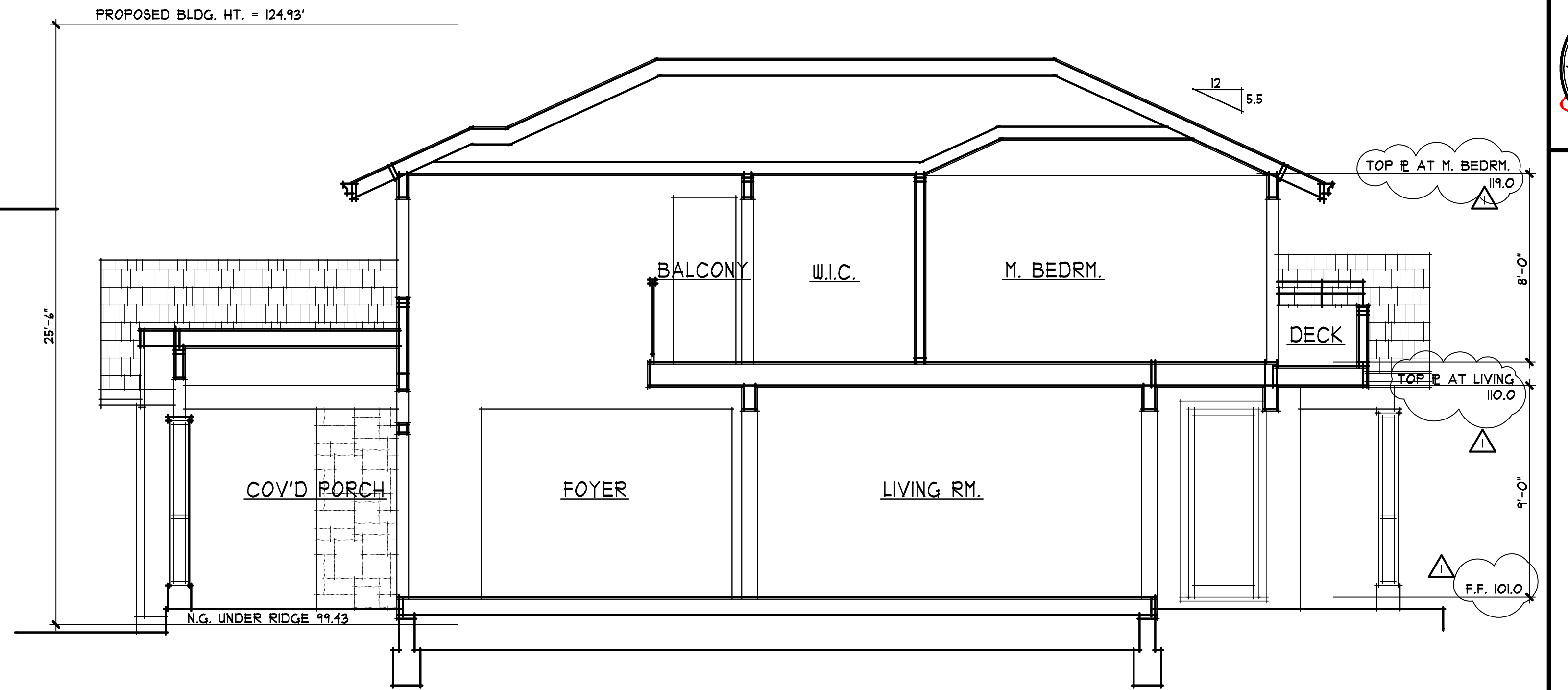


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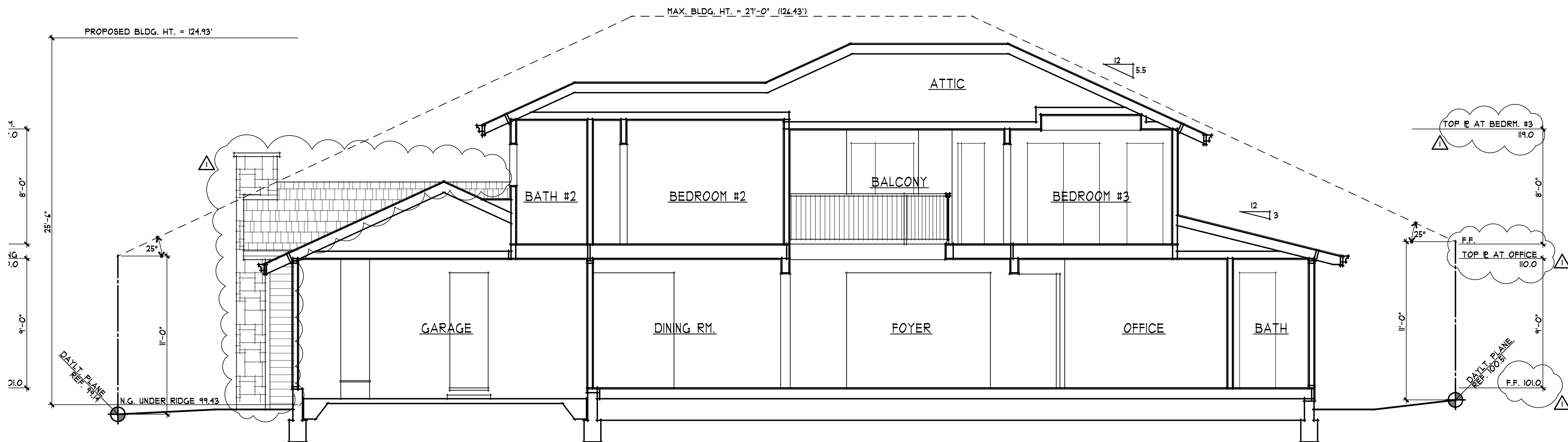
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BUILDING SECTIONS
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JULY 18, 2011
sheet number



A BUILDING SECTION
1/4" = 1'-0"
0 1 3 6 10

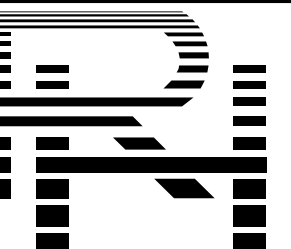


B BUILDING SECTION
1/4" = 1'-0"
0 1 3 6 10

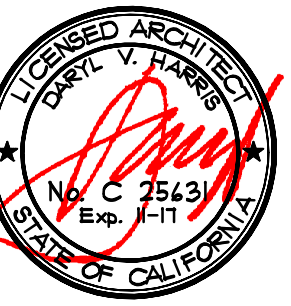


C BUILDING SECTION
1/4" = 1'-0"
0 1 3 6 10

12.18.11



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205 PORTOLA COURT

drawings
CONTEXT MAP

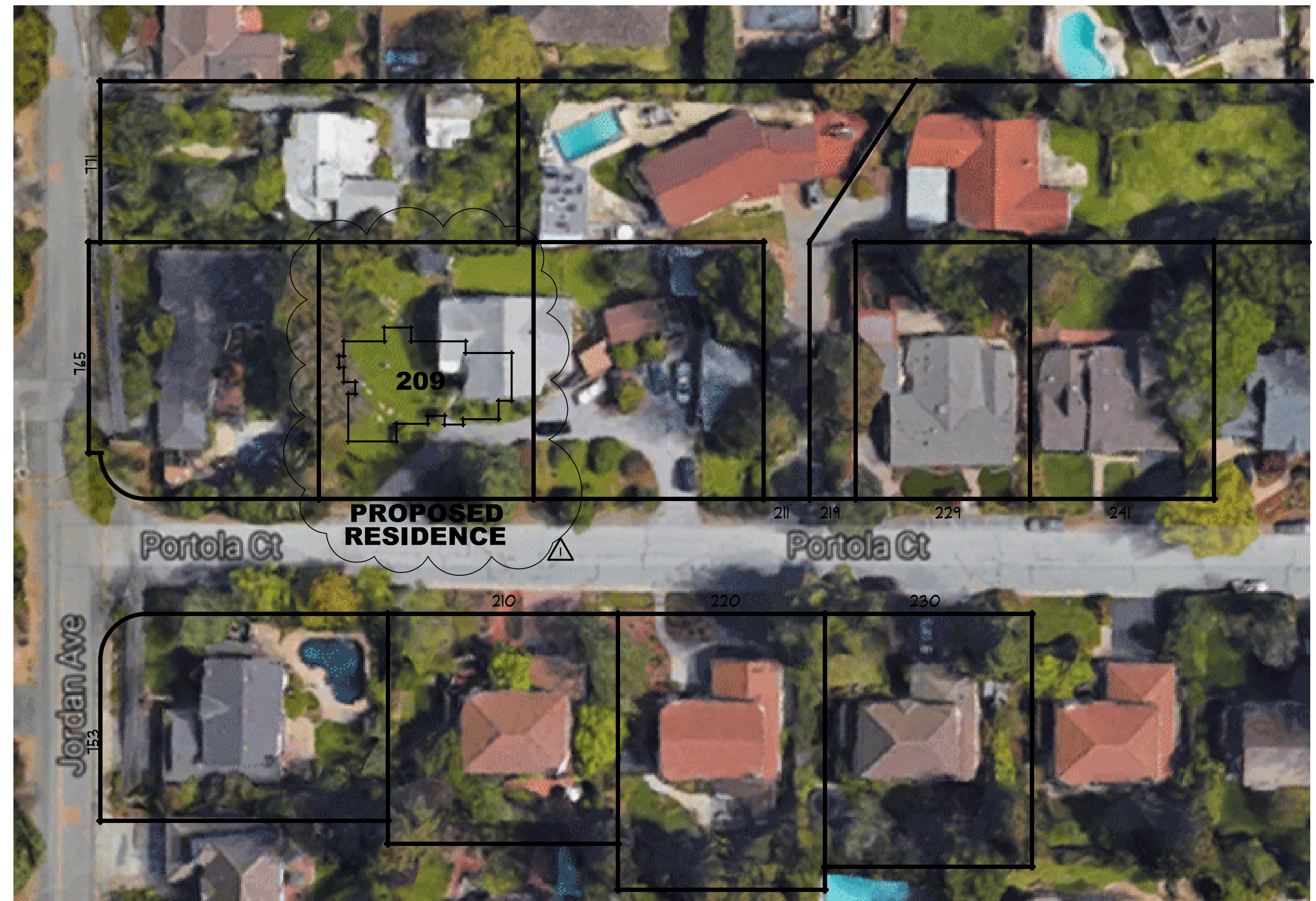
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date
JULY 18, 2017

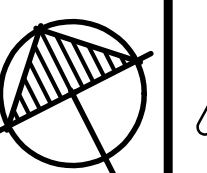
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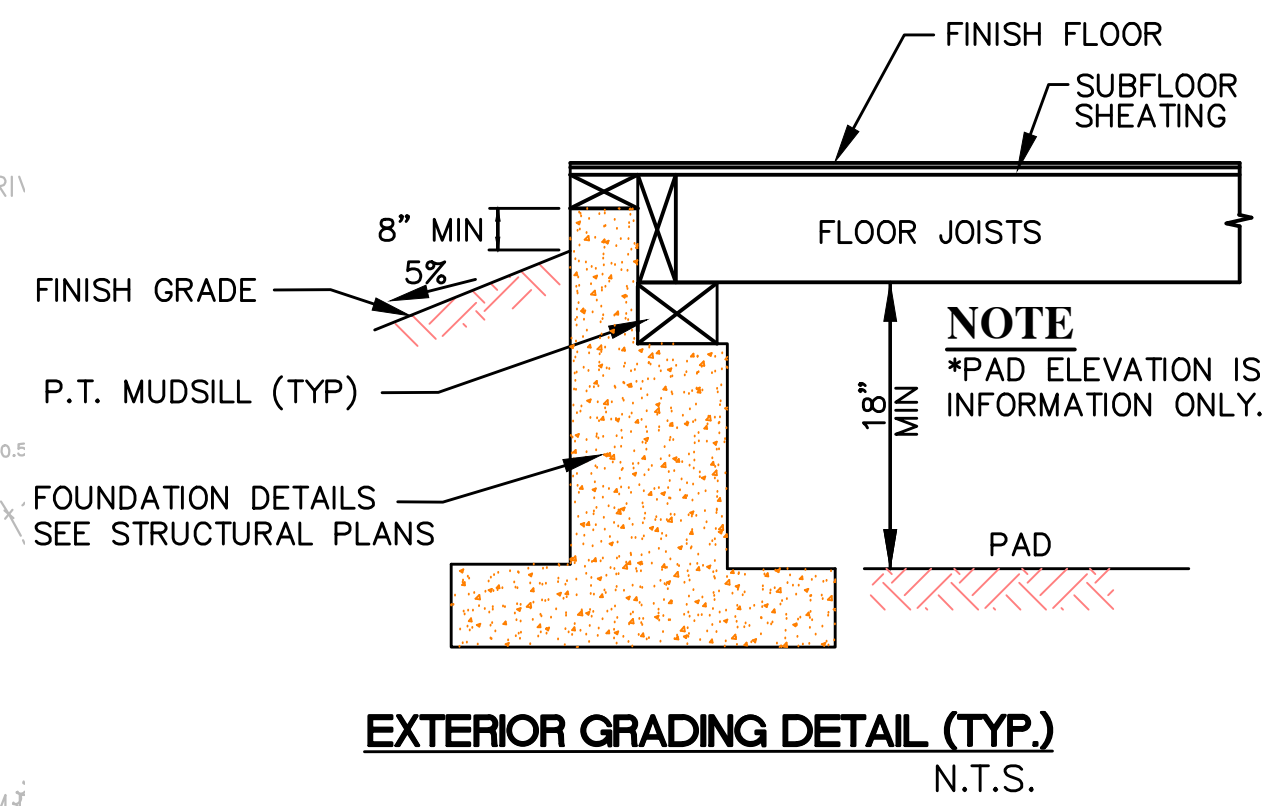
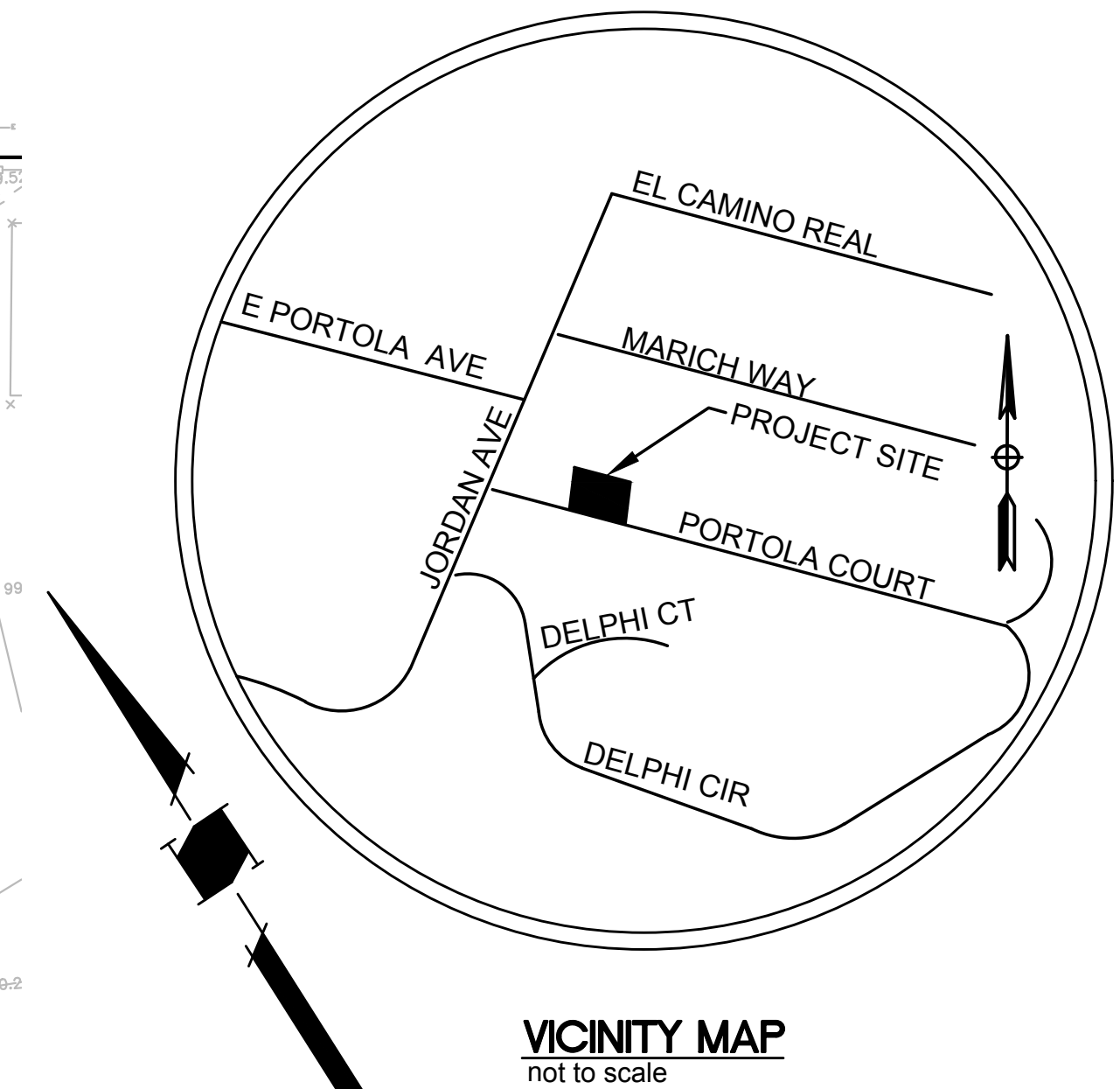
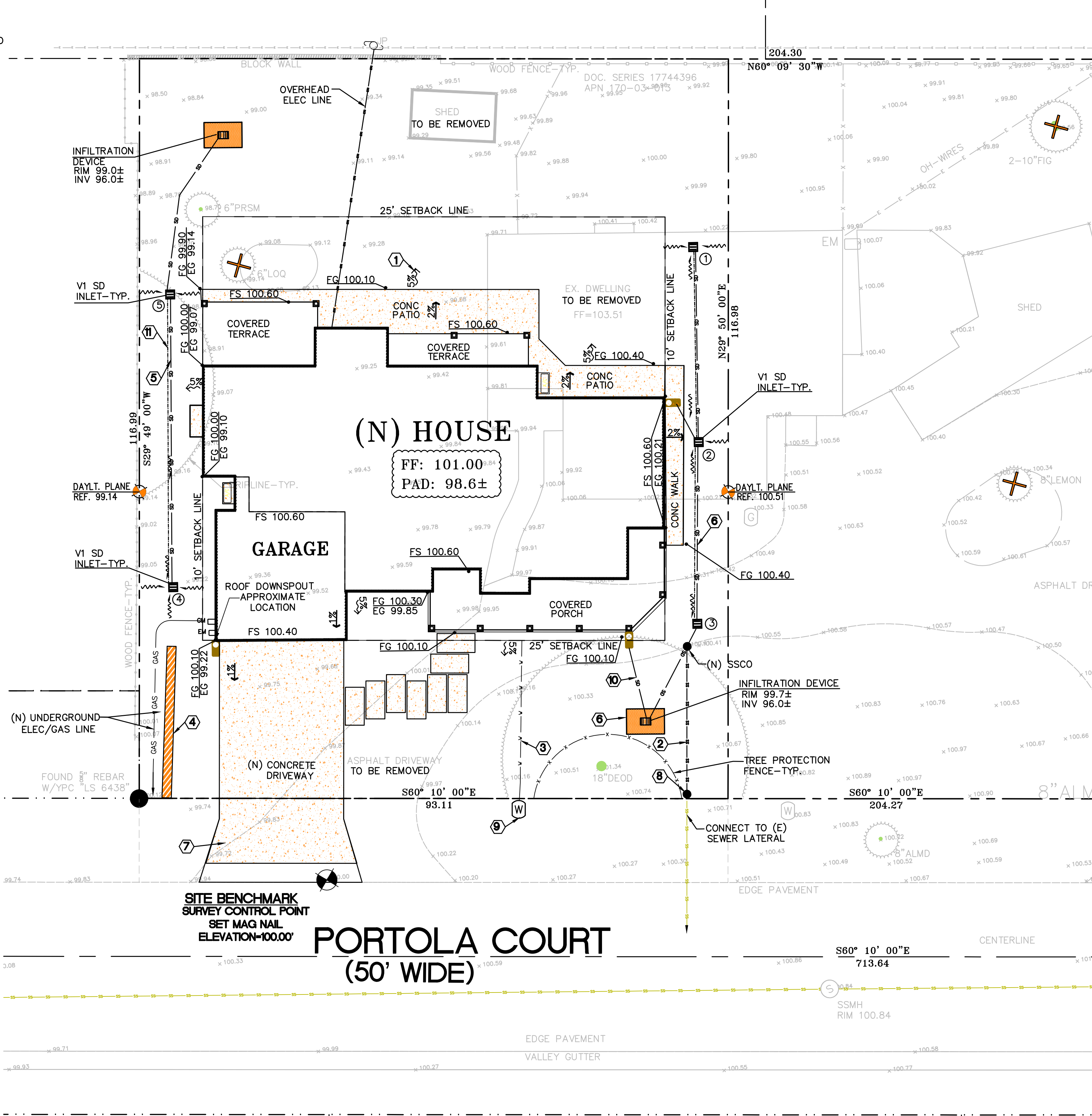
CONTEXT MAP
1" = 40'-0"
0 5 10 20

NORTH



GRADING AND DRAINAGE CONSTRUCTION NOTES:

- 1 DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
- 2 4" SDR-26 SS. LAT. @ 2% MIN.
- 3 (N) 2" MINIMUM WATER SERVICE LINE, (DESIGN BY OTHERS). CONNECT WATER SERVICE WITH METER PER CITY STANDARD REQUIREMENTS.
- 4 APPROXIMATE LOCATION OF JOINT TRENCH INCLUDES: ALL GAS LINE, COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. FOR TRENCH PAVING, BACKFILL AND PIPING BEDDING SECTIONS SEE CITY STD. DETAIL SU-19 SHOWN ON SHEET C-2.
- 5 4" PERFORATED PIPE @ S=0.5% WRAPPED WITH DRAIN ROCK AND FILTER FABRIC.
- 6 "INFILTRATION DEVICE" 8'X8'X4.5' DEEP, SEE DETAIL ON SHEET C-2.
- 7 CONSTRUCT (N) CONCRETE D/W PER CITY STANDARD DETAIL SU-10 & SU-20. "PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC R/W, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED".
- 8 INSTALL (N) SSCO PER CITY STD. DETAIL SS-5.
- 9 (N) WATER SERVICE, (DESIGN BY OTHERS) WITH TRAFFIC RATED COVER. CONNECT PER CITY STANDARD REQUIREMENTS.
- 10 4" PVC (SDR-35) @ S=0.5% MIN FOR ROOF DOWNSPOUT.
- 11 EARTH SWALE @ S=0.7%.



GENERAL NOTES

1. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES AND SURFACE IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
2. EXISTING UNDERGROUND LINES, APPURTENANCES AND FACILITIES WHICH ARE KNOWN TO THE ENGINEER ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING FACILITIES WHICH ARE TO REMAIN IN PLACE, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. NO WARRANTY IS GIVEN AS TO THE COMPLETENESS AND ACCURACY OF SUCH FACILITIES INFORMATION.
3. ALL CONTRACTORS WILL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
4. CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT "USA" CENTER AT 800/642-2444, A TOLL-FREE NUMBER, 48 HOURS IN ADVANCE OF ANY EXCAVATION ACTIVITY SO ALL UNDERGROUND FACILITIES CAN BE LOCATED AND MARKED.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR THE ENGINEER.
6. IT SHALL BE THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO COORDINATE THEIR WORK SO AS TO ELIMINATE CONFLICTS AND TO INSURE COMPLETION OF THE ENTIRE PROJECT WITHIN THE SPECIFIED PERIOD.
7. THE CONTRACTOR SHALL MAINTAIN THE STREET, SIDEWALKS AND ALL OTHER RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

UNDERGROUND NOTES

1. CONTRACTORS SHALL EXPOSE AND VERIFY PIPE MATERIAL, LINE SIZE, LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING SANITARY SEWERS, STORM DRAINS, AND WATER LINES AT ALL TIE-INS AND CROSSINGS PRIOR TO CONSTRUCTING NEW FACILITIES.
2. UNLESS OTHERWISE NOTED, ALL STORM DRAINS, SANITARY SEWERS, MANHOLES AND INLETS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS AND STANDARD PLAN DETAILS AS DESIGNATED AND TO DETAILS AS SHOWN ON THE PLAN.
3. ALL TRENCH EXCAVATION, BACKFILL AND BEDDING FOR STORM DRAINS AND SANITARY SEWERS SHALL CONFORM TO THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS, AND DETAILS.
4. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
5. ALL GAS, ELECTRICAL, TELEPHONE AND CABLE T.V. UTILITIES, WILL BE DESIGNED AND CONSTRUCTED BY OTHERS UNDER SEPARATE CONTRACTS AND PLANS.

SITE BENCHMARK
ASSUMED ELEVATION
SET MAG NAIL W/ WASHER
ELEV.=100.00'

"ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND."

UTILITY SERVICE

THE APPLICANT SHALL SUBMIT WRITTEN CERTIFICATION FROM THE APPROPRIATE ENERGY AND COMMUNICATION UTILITIES TO THE PUBLIC WORKS DEPARTMENT AND THE PLANNING DIVISION STATING THAT THEY WILL PROVIDE ENERGY AND COMMUNICATION SERVICES TO THE PROPOSED PARCELS OF THIS SUBDIVISION.

THE LOCATIONS OF THE MAIN WATER SERVICE AND SANITARY SEWER LINES ARE APPROXIMATE, PRIOR TO THE CONNECTION POINTS SHOWN. AS A REMINDER, A SEWER CONNECTION PERMIT FROM SANITATION DISTRICT, AND A CONNECTION LETTER FROM THE WATER COMPANY ARE REQUIRED.

ENCROACHMENT PERMIT
NO PROPOSED CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BEGIN UNTIL CITY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS, HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED.

GENERAL NOTES

- A. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OF HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
- B. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- C. WATER AND GAS NEED TO MAINTAIN A 3' SEPARATION.
- D. THE SIZE OF THE WATER SERVICE WILL BE DETERMINED BY THE FIRE SPRINKLER CONTRACTOR. ALSO, THE ACTUAL ROUTE OF GAS AND ELECTRIC LINES WILL BE DICTATED BY PG&E.



DRAINAGE NOTE

- 1 AD RIM 99.8± INV 97.7±
- 2 AD RIM 99.8± INV 97.4±
- 3 AD RIM 99.8± INV 97.0±
- 4 AD RIM 100.0± INV 98.0±
- 5 AD RIM 99.8± INV 97.6±

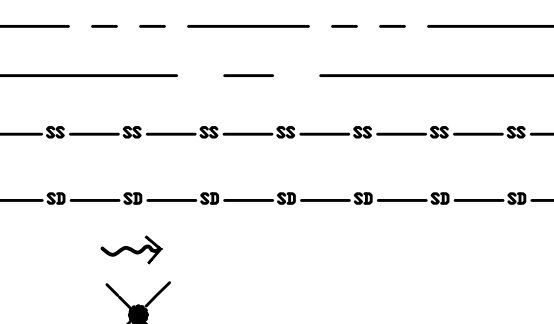
ABBREVIATION

- AD AREA DRAIN
- CO CLEANOUT
- (E) EXISTING
- FG FINISH GRADE
- FL FLOW LINE
- FS FINISH SLAB
- INV INVERT
- (N) NEW
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- RDS ROOF DOWNSPOUT
- CB CATCH BASIN

DESCRIPTION

- PROPERTY LINE
- CENTERLINE
- SANITARY SEWER
- STORM DRAIN LINE
- DRAINAGE FLOW
- REMOVE TREE

LEGEND



EARTH WORK NOTE:

THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SOILS ENGINEER'S RECOMMENDATIONS ON STRIPPING AND SITE PREPARATION FOR ALL PERTINENT GRADING, PAVING AND TRENCH BACKFILL ON THIS SITE.

NOTE:

THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF LOS ALTOS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR. CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

APPROXIMATE CUT REQUIRED	20± CY
FILL REQUIRED	20± CY

NNR ENGINEERING
CIVIL ENGINEERS
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7818

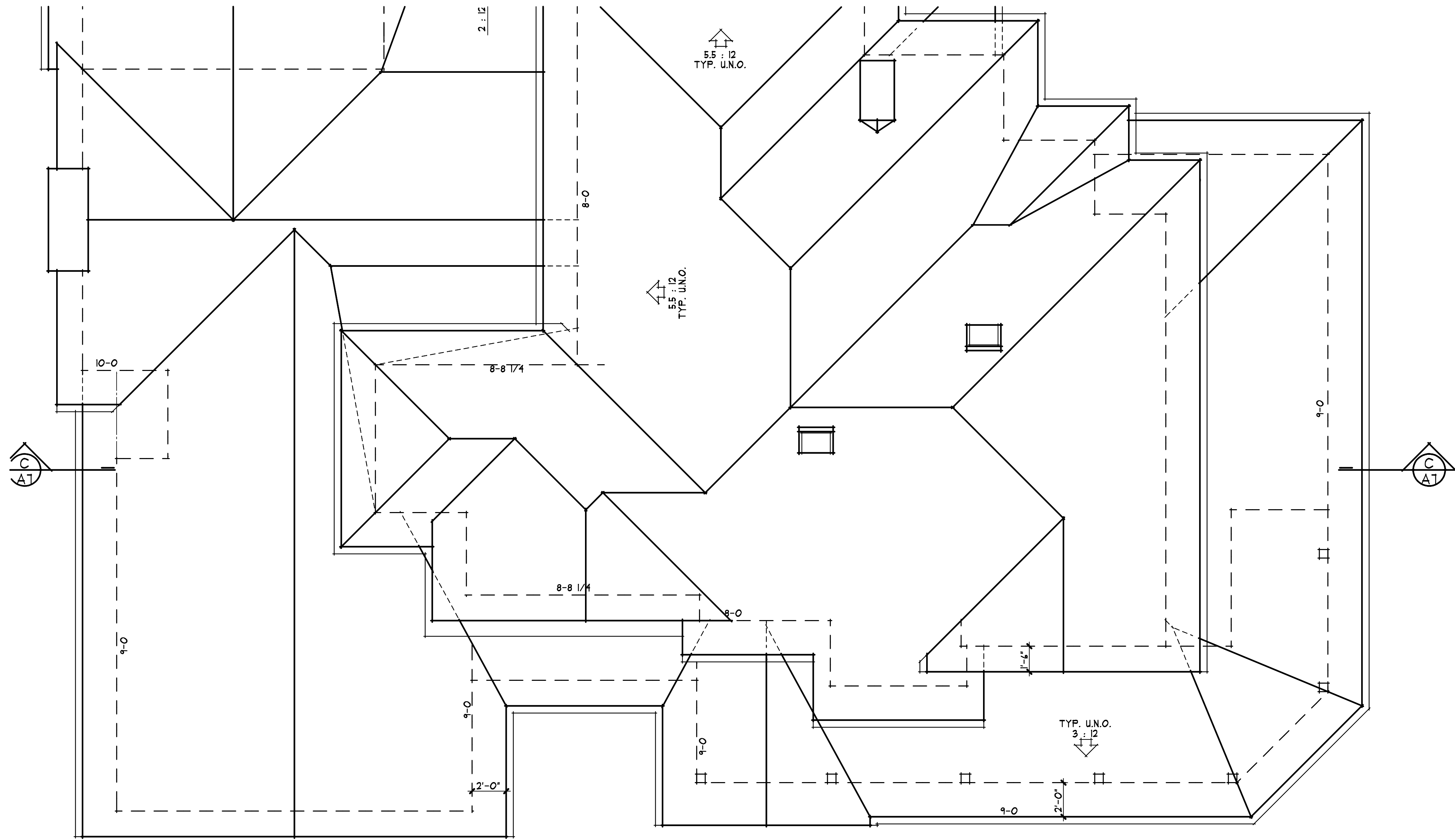
GRADING AND DRAINAGE PLAN
209 PORTOLA COURT
LOS ALTOS
SANTA CLARA COUNTY

SCALE	DATE	BY	CHECKED	PROJ. MGR.
1"=10'				

SHEET REVISIONS

NO.	DATE	DESCRIPTION

SHEET NO. **C-1**
OF 3 SHEETS
JOB NO.
CAD FILE:



1 OPTION #2 ROOF PLAN

D2 1/4" = 1'-0" 0 1 3 4 10



2 FRONT (SW) ELEVATION

D2 1/4" = 1'-0" 0 1 3 4 10

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 LOS ALTOS, CALIFORNIA
 205 PORTOLA COURT

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D2