NEW SINGLE-FAMILY RESIDENCE

LO RESIDENCE

24490 AMIGOS COURT
LOS ALTOS HILLS , CALIFORNIA

SITE DEVELOPMENT REVIEW

PROJECT INFORMATION

SITE DATA:

ADDRESS:		24490 AMIGOS COURT
APN:		334-16-055
OCCUPANCY GROUP:		R-A
TYPE CONSTRUCTION:		VB
PARKING:		4 SPACES MINIMUM
FIRE SPRINKLERS:		YES
LOT AREA:		58,544.00 GROSS SQ. FT. (+/-1.344 ACRES)
REQUIRED SETBACKS:	FRONT	40'-00"
	REAR	30'-00"
	SIDES	30'-00"
MAXIMUM HEIGHT:	MAIN	27'-00"
MAXIMUM FLOOR AREA:		5,558.00 SQ. FT.
MAXIMUM DEVELOPMENT AREA:		12,738.00 SQ. FT.

FIRE NOTES

REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS, WATER SUPPLY AND MAY INCLUDE SPECIFIC ADDITIONAL REQUIREMENTS 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

WILDLAND-URBAN INTERFACE: THIS PROJECT IS LOCATED WITHIN THE DESIGNATED WILDLAND-URBAN INTERFACE FIRE AREA. THE BUILDING CONSTRUCTION SHALL COMPLY WITH THE PROVISIONS OF CALIFORNIA BUILDING CODE (CBC) CHAPTER 7A. NOTE THAT VEGETATION CLEARANCE SHALL BE IN COMPLIANCE WITH CBC SECTION 701.A.3.2.4 PRIOR TO PROJECT FINAL APPROVAL.

FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: 1) IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS. 2) IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHERE DURING THE PROCESS OF A REMODEL AND/OR ADDITION, THE EXISTING ROOF STRUCTURE (JOISTS, RAFTERS, ETC.) IS REMOVED OVER AN AREA THAT EXCEEDS 75% OF THE EXISTING DWELLING FLOOR AREA. FOR ANY DISAGREEMENT ON THE AMOUNT OF ROOF STRUCTURE BEING REMOVED, A STATE OF CALIFORNIA LICENSED ARCHITECT OR STRUCTURAL ENGINEER SHALL BE UTILIZED TO CALCULATE THE PERCENTAGE OF THE ROOF TO BE REPLACED. 3) IN EXISTING ONE- AND TWO- FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA BY 50% OR MORE. 4) IN ALL ATTACHED ACCESSORY DWELLING UNITS, ADDITIONS OR ALTERATIONS TO AN EXISTING ONE- AND TWO-FAMILY DWELLING THAT HAVE AN EXISTING FIRE SPRINKLER SYSTEM. 5) IN ALL NEW BASEMENTS AND IN EXISTING BASEMENTS THAT ARE EXPANDED BY MORE THAN 50 PERCENT. EXCEPTIONS: DETACHED ACCESSORY DWELLING UNITS (ADUS), PROVIDED THAT ALL OF THE FOLLOWING ARE MET: A) THE UNIT MEETS THE DEFINITION OF AN ACCESSORY DWELLING UNIT AS DEFINED IN THE GOVERNMENT CODE SECTION 65852.2. B) THE EXISTING PRIMARY RESIDENCE DOES NOT HAVE AUTOMATIC FIRE SPRINKLERS. C) THE DETACHED ADU DOES NOT EXCEED 1,200 SQUARE FEET IN SIZE. D) THE UNIT IS ON THE SAME LOT AS THE PRIMARY RESIDENCE. E) THE UNIT MEETS ALL ACCESS AND WATER SUPPLY REQUIREMENTS OF CHAPTER 5 AND APPENDIX B AND C OF THE 2019 CALIFORNIA FIRE CODE.
NOTE: SPRINKLERS ARE REQUIRED FOR BOTH THE PRIMARY RESIDENCE AND ADU/POOL HOUSE.
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. FOR BUILDINGS IN EXCESS OF 6,200 SQ. FT., THE (4) FOUR MOST HYDRAULICALLY DEMANDING HEADS IN A ROOM OR COMPARTMENT SHALL BE CALCULATED.
NOTE: COVERED PORCHES, PATIOS, BALCONIES, AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE.

FIRE APPARATUS (ENGINE)ACCESS DRIVEWAY REQUIRED: PROVIDE AN ACCESS DRIVEWAY WITH A PAVED ALL WEATHER SURFACE CAPABLE OF SUPPORTING APPARATUS WEIGHING AT LEAST 75K POUNDS, A MINIMUM UNOBSTRUCTED WIDTH OF 14 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM CIRCULATING TURNING RADIUS OF 36 FEET OUTSIDE AND 23 FEET INSIDE, AND A MAXIMUM SLOPE OF 15%. INSTALLATIONS SHALL CONFORM TO FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET D-1

FIRE DEPARTMENT CONNECTION: FOR BUILDINGS IN EXCESS OF 6,200 SQ. FT., A FIRE DEPTPARTMENT CONNECTION (FDC) SHALL BE PROVIDED. THE FDC SHALL CONSIST OF AT LEAST ONE 2.5" HOSE CONNECTION THAT IS CONNECTED TO THE SPRINKLER RISER WITH A PIPE NOT LESS THAN THE DIA. OF THE SPRINKLER RISER. 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. 903.2 AS ADOPTED AND AMENDED BY LAHTC.

EMERGENCY GATE/ACCESS GATE REQUIREMENTS: GATE INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATION G-1 AND, WHEN OPEN SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH OF 14' FOR EMERGENCY ACCESS ROADWAYS OR DRIVEWAYS. GATES ACROSS EMERGENCY ACCESS ROADWAYS SHALL BE EQUIPPED WITH APPROVED ACCESS DEVICES. FOR GATES WHICH ARE OPERATED ELECTRICALLY, AN APPROVED KNOX KEY SWITCH SHALL BE INSTALLED; IF THEY ARE OPERATED MANUALLY, THEN AN APPROVED KNOX PADLOCK SHALL BE INSTALLED. GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY OR OTHER ROADWAY SHALL BE A MINIMUM OF 30 FEET FROM THE CENTER OF THE ROAD BEING EXITED. KNOX PRODUCTS ARE OBTAINED FROM WWW.KNOXBOX.COM. CFC SEC. 503.6 & 506. NOTE: KNOX PRODUCT SHOUT BE PROVIDED AND INSTALLED.

WATER SUPPLY REQUIREMENTS: 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 PRUVEYOR 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 SYSTEMS AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANYMANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) 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 13114.7.

CONSTRUCTION SITE FIRE SAFTEY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP.33.

ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSTION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

CONCEPTUAL RENDERING

SITE LOCATION MAP

IMAGE COURTESY OF GOOGLE EARTH

OWNER

LULU TENG & FELIX LO
24490 AMIGOS COURT
LOS ALTOS HILLS, CA 94024

SCOPE OF WORK

NEW 1-STORY SINGLE FAMILY DWELLING
WITH ATTACHED 3-CAR GARAGE
AND NEW ACCESSORY STRUCTURE (POOL HOUSE)

SHEET INDEX

SHEET	DESCRIPTION
AA-1	COVER SHEET
AA-2	F.A.R. CALCULATIONS
AA-3	DEVELOPMENT AREA PLAN & M.D.A. CALCULATIONS
AA-4	CALGREEN GREENPOINTS CHECKLIST
AA-5.0	CONCEPTUAL RENDERING
AA-5.1	CONCEPTUAL RENDERING
AR-1	ARBORIST REPORT
SU-1	SURVEY
SU-2	SURVEY
C-1	CIVIL PLAN COVER SHEET
C-2	GRADING & DRAINAGE PLAN
C-3	CROSS SECTIONS AND MISC. DETAILS
C-4	DRAINAGE DETIALS
C-5	PROPOSED MDA
C-6	EXISTING MDA
A-1	SITE PLAN
A-2	FIRST FLOOR PLAN
A-3	ROOF PLAN
A-4	EXTERIOR ELEVATIONS
A-5	SECTIONS
AS-1	ACCESSORY DWELLING UNIT (POOL HOUSE) PLANS, EXTERIOR ELEVATIONS & SECTIONS

SUPPLEMENTAL DOCUMENTS

GREENPOINT RATED CHECKLIST
ARBORIST REPORT
GEOTECHNICAL REPORT

CONSULTANTS

SURVEYOR:
GIULIANI @& KULL - SAN JOSE, INC.
4880 STEVENS CREEK BLVD. SUITE 100
SAN JOSE, CA 95129
408.615.4000

ARBORIST:
KEVIN KEILTY ARBORIST SERVICES
P.O. BOX 6187
SAN MATEO, CA 94403
650.515.9783

GEOTECHNICAL ENGINEER:
ROMIG ENGINEERS, INC.
1390 EL CAMINO REAL, 2ND FLOOR
SAN CARLOS, CA 94070
650.591.5224

CIVIL ENGINEER
NNR ENGINEERING
535 WEYBRIDGE DRIVE
SAN JOSE, CA 95123
408.348.7813

SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
SDGarchitecture.com
650.366.9277

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2021
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:
LO RESIDENCE
24490 AMIGOS COURT
LOS ALTOS HILLS, CALIFORNIA

STATUS:
ISSUED FOR
SITE DEVELOPMENT
REVIEW

REVISIONS:
1 06.10.20 A.K.

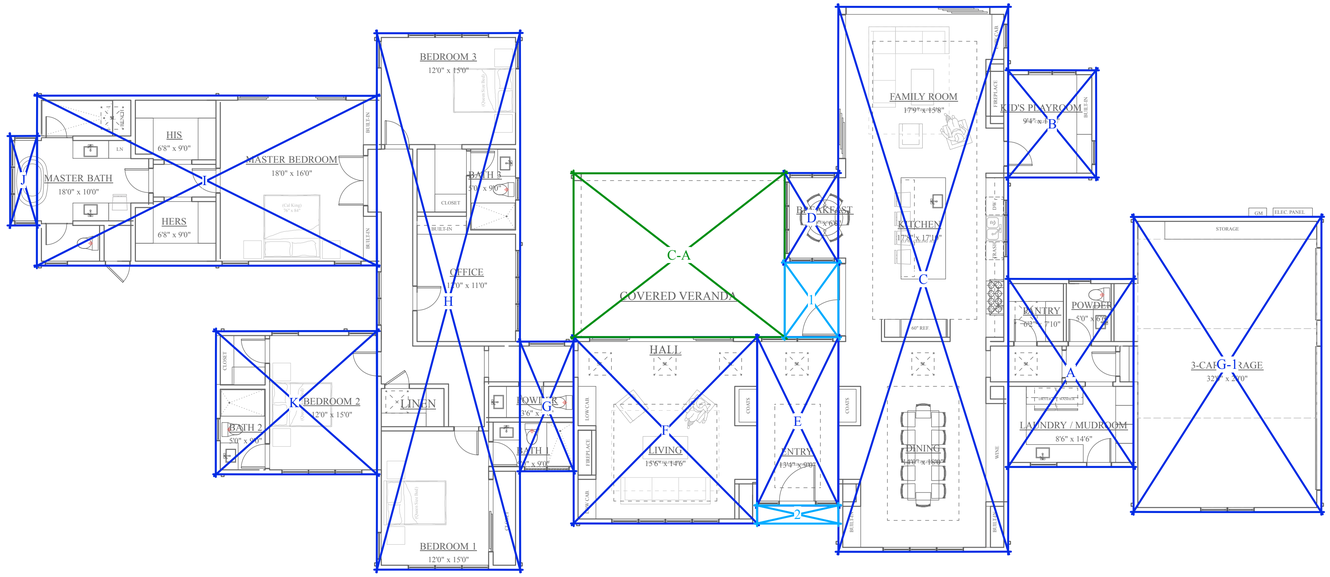
CONTENTS:
COVERSHEET

DATE:
03.25.20

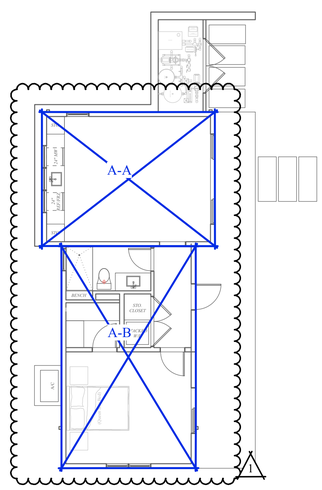
DRAWN:
SDG

JOB:
19-113

SHEET:
AA-1



FIRST FLOOR PLAN



FIRST FLOOR PLAN(ADU)

FLOOR AREA CALCULATIONS

FIRST FLOOR
(INCLUDED TOWARDS F.A.C. & M.D.A.)

AREA	DIMENSIONS	TOTAL
A	14'-00" X 21'-00"	294.00 SQ. FT.
B	09'-10" X 12'-00"	118.00 SQ. FT.
C	19'-00" X 60'-11"	1,157.52 SQ. FT.
D	06'-00" X 10'-00"	60.00 SQ. FT.
E	09'-01" X 19'-00"	171.00 SQ. FT.
F	20'-06" X 20'-10"	427.08 SQ. FT.
G	06'-00" X 14'-06"	87.00 SQ. FT.
H	60'-00" X 16'-00"	960.00 SQ. FT.
I	38'-00" X 19'-00"	722.05 SQ. FT.
J	03'-00" X 10'-00"	30.00 SQ. FT.
K	16'-00" X 18'-00"	288.00 SQ. FT.
TOTAL		**4,314.65 SQ. FT.**

COVERED PATIO AREA – ENCLOSED ON (3) SIDES

1	08'-04" X 06'-00"	50.00 SQ. FT.
2	02'-03" X 09'-01"	18.17 SQ. FT.
TOTAL		**68.17 SQ. FT.**

ATTACHED 3-CAR GARAGE
(INCLUDED TOWARDS F.A.C. & M.D.A.)

AREA	DIMENSIONS	TOTAL
G-1	21'-00" X 33'-00"	693.00 SQ. FT.
TOTAL		**693.00 SQ. FT.**

FIRST FLOOR COVERED PORCHES
(INCLUDED TOWARDS M.D.A.)

AREA	DIMENSIONS	TOTAL
C-A	18'-04" X -23'-07"	432.46 SQ. FT.
TOTAL		**432.46 SQ. FT.**

ACCESSORY DWELLING UNIT
(LESS THAN 800 SQ. FT. NOT INCLUDED TOWARDS F.A.C. & M.D.A.)

AREA	DIMENSIONS	TOTAL
A-A	19'-04" X 15'-00"	290.00 SQ. FT.
A-B	15'-00" X 24'-10"	373.10 SQ. FT.
TOTAL		**663.31 SQ. FT.**

1

FLOOR AREA SUMMARY

FIRST FLOOR	4,314.65 SQ. FT.
FIRST FLOOR - (AREA ENCLOSED ON 3 SIDES)	68.17 SQ. FT.
ATTACHED GARAGE	693.00 SQ. FT.
TOTAL MAIN HOUSE FLOOR AREA	**5,075.82 SQ. FT.**
5,558.00 SQ. FT > 5,075.82 SQ. FT. - OK	
TOTAL ACCESSORY DWELLING UNIT	**663.31 SQ. FT.**
TOTAL ACTUAL FLOOR AREA	**5,739.13 SQ. FT.**
MAIN HOUSE COVERED PORCHES	432.46 SQ. FT.
TOTAL COVERED PORCHES	**432.46 SQ. FT.***

***SEE MDA PLAN & CALCULATIONS, AA-3.**

1

0 20 30 40 FT

SCALE: 1/8" = 1'-0"

SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
SDGarchitecture.com
650.366.9277

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2021
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:
LO RESIDENCE
24490 AMIGOS COURT
LOS ALTOS HILLS, CALIFORNIA

STATUS:
ISSUED FOR SITE DEVELOPMENT REVIEW

REVISIONS:
1 06.10.20 A.K.

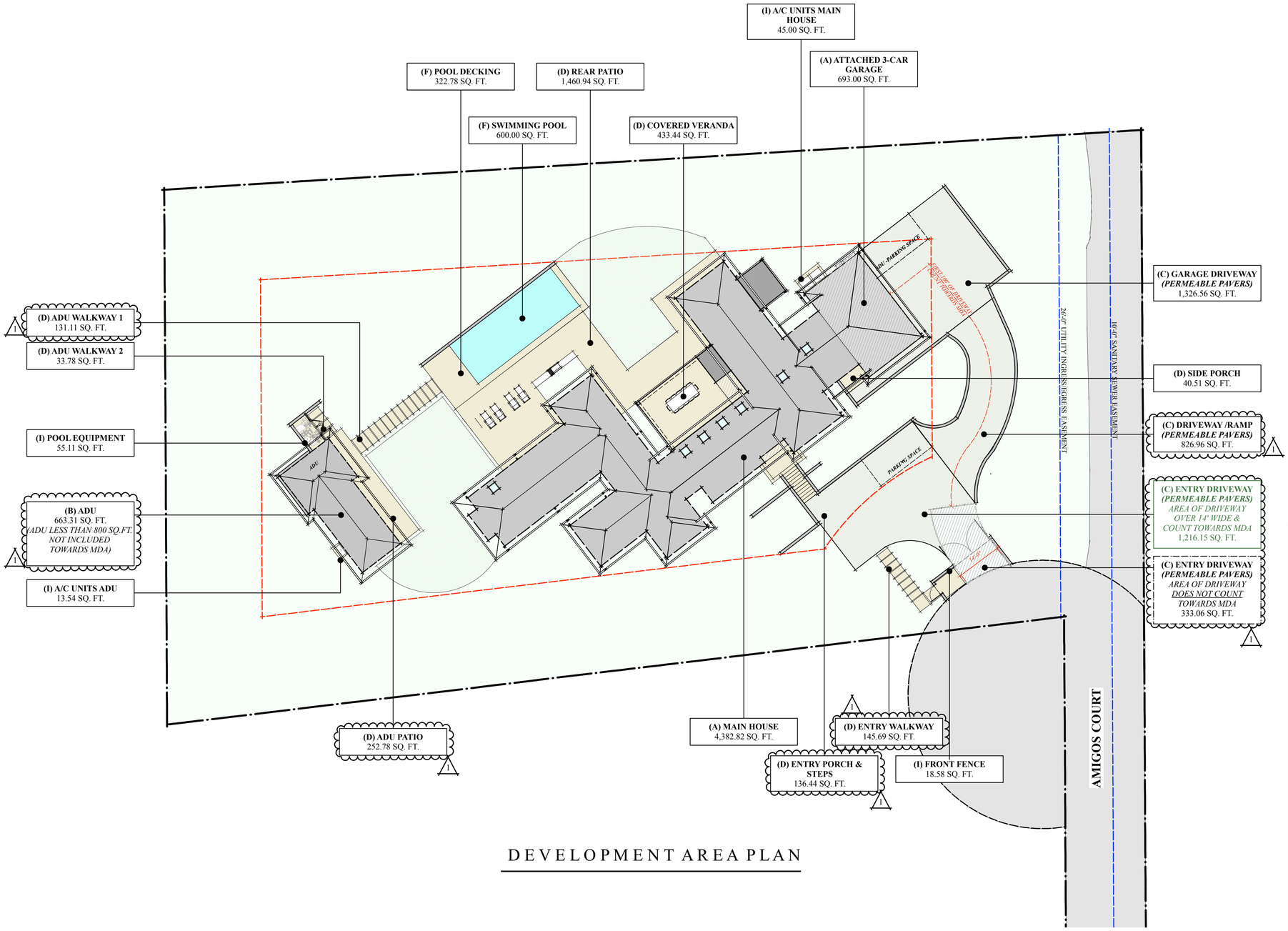
CONTENTS:
FLOOR AREA CALCULATIONS

DATE:
03.25.20

DRAWN:
SDG

JOB:
19-113

SHEET:
AA-2



DEVELOPMENT AREA PLAN

PROPOSED DEVELOPMENT AREA:
(AS LISTED ON WORKSHEET #2)

A. **HOUSE & GARAGE (FROM PART 2.A)***	
-FIRST FLOOR (INCLUDING AREAS ENCLOSED ON 3 SIDES)	4,382.82 SQ. FT.
-ATTACHED 3-CAR GARAGE	693.00 SQ. FT.
TOTAL	**5,075.82 SQ. FT.**
*SEE AA-2 FOR FLOOR AREA (MFA) CALCULATIONS	
B. **ACCESSORY BUILDING (FROM PART 2.B)***	
-POOL HOUSE (SECOND DWELLING UNIT)	*663.31 SQ. FT.*
(ADU LESS THAN 800 SQ.FT. NOT INCLUDED TOWARDS MDA)	
TOTAL	*663.31 SQ. FT.*
*SEE AA-2 FOR FLOOR AREA (MFA) CALCULATIONS	
C. **DRIVEWAY AND PARKING**	
-ENTRY DRIVEWAY (PERMEABLE PAVERS)	1,216.06 SQ. FT.
PERMEABLE PAVERS CREDIT (10% OF PRIMARY)	*-121.60 SQ. FT.)*
-DRIVEWAY / RAMP (PERMEABLE PAVERS)	826.96 SQ. FT.
PERMEABLE PAVERS CREDIT (10% OF PRIMARY)	*(-82.69 SQ. FT.)*
-GARAGE DRIVEWAY (PERMEABLE PAVERS)	1,326.56 SQ. FT.
PERMEABLE PAVERS CREDIT (10% OF PRIMARY)	*(-132.66 SQ. FT.)*
TOTAL	**3,369.58 SQ. FT.**
TOTAL (- PAVER CREDITS)	***3,032.63 SQ. FT.***
D. **PATIOS & WALKWAYS**	
-ENTRY WALKWAY	145.69 SQ. FT.
-ENTRY PORCH & STEPS	136.44 SQ. FT.
-SIDE PORCH	40.51 SQ. FT.
-COVERED VERANDA	433.44 SQ. FT.
-REAR PATIO	1,460.94 SQ. FT.
-ADUWALKWAY 1	131.11 SQ. FT.
-ADU WALKWAY 2	33.78 SQ. FT.
-ADU PATIO	252.78 SQ. FT.
TOTAL	**2,634.69 SQ. FT.**
E. **RECREATION COURT**	**N/A**
F. **POOL & POOL DECKING**	
-SWIMMING POOL	600.00 SQ. FT.
-SWIMMING POOL DECKING	322.78 SQ. FT.
TOTAL	**922.78 SQ. FT.**
G. **DECKS**	**N/A**
H. **SOLAR PANELS (GROUND MOUNTED)**	**N/A**
I. **ANY OTHER COVERAGE**	
-FRONT FENCE	18.58 SQ. FT.
-	
-A/C UNITS (MAIN HOUSE)	45.00 SQ. FT.
-	
-	
-POOL EQUIPMENT	55.11 SQ. FT.
-A/C UNITS (ADU)	13.54 SQ. FT.
TOTAL	**132.23 SQ. FT.**
MAXIMUM DEVELOPMENT AREA (MDA) (FROM WORKSHEET #1)	**12,738.00 SQ. FT.**
TOTAL PROPOSED DEVELOPMENT AREA:	**12,135.10 SQ. FT.**
PERMEABLE PAVER CREDIT	*-336.95 SQ. FT.*
TOTAL PROPOSED DEVELOPMENT AREA:	**11,798.15 SQ. FT.**
REMAINING ALLOWED DEVELOPMENT AREA	*(+939.85 SQ. FT.)*

SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
SDGarchitecture.com
650.366.9277

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2021
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:
LO RESIDENCE
24490 AMIGOS COURT
LOS ALTOS HILLS, CALIFORNIA

STATUS:
ISSUED FOR SITE DEVELOPMENT REVIEW

REVISIONS:
1 06.10.20 A.K.

CONTENTS:
DEVELOPMENT AREA PLAN & WORKSHEET # 2 CALCULATIONS

DATE:
03.25.20

DRAWN:
SDG

JOB:
19-113

SHEET:
AA-3

S E W N

0 10 20 30 40 60 80 FT
SCALE: 1/16" = 1'-0"

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 7.0

Blueprint Scoresheet

Lo Residence

New Home Single Family v. 7.0.2

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
			Possible Points						
CALGreen									
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1		
A. SITE									
	A2. Job Site Construction Waste Diversion								
Yes	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2				2			
	A6. Stormwater Control: Prescriptive Path								
Yes	A6.1 Permeable Paving Material	1					1		
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1		
Yes	A6.3 Non-Leaching Roofing Materials	1					1		
B. FOUNDATION									
	B5. Structural Pest Controls								
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1			
C. LANDSCAPE									
73.45%	Enter the landscape area percentage								
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1		
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1		
	C3. Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1			
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1			
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3		
	C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2		
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2		
Yes	**C6. High-Efficiency Irrigation System**	2					2		
Yes	**C13. Reduced Light Pollution**	1	1						
Yes	**C14. Large Stature Tree(s)**	1	1						
D. STRUCTURAL FRAME AND BUILDING ENVELOPE									
	D1. Optimal Value Engineering								
Yes	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	3		1		2			
	D3. Engineered Lumber								
Yes	D3.1 Engineered Beams and Headers	1				1			
E. EXTERIOR									
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1			
	E5. Durable Roofing Materials								
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1			
G. PLUMBING									
	G1. Efficient Distribution of Domestic Hot Water								
Yes	G1.1 Insulated Hot Water Pipes	1		1					
H. HEATING, VENTILATION, AND AIR CONDITIONING									
	H1. Sealed Combustion Units								
Yes	H1.1 Sealed Combustion Furnace	1			1				
Yes	H1.2 Sealed Combustion Water Heater	2			2				
	H3. Effective Ductwork								
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1					
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R		
Yes	**H8. High Efficiency HVAC Filter (MERV 13+)**	1			1				
I. RENEWABLE ENERGY									
20.00%	**I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	5		25					
J. BUILDING PERFORMANCE AND TESTING									
	J5. Building Performance Exceeds Title 24 Part 6								
Option 1: Compliance Over Title 24	J5.1 Home Outperforms Title 24 Part 6	26.875		25+					
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1					
K. FINISHES									
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1				
L. FLOORING									
Yes	**L3. Durable Flooring**	1				1			
M. APPLIANCES AND LIGHTING									
	M2. Efficient Clothes Washing and Drying								
CEE Tier 2	M2.1. CEE-Rated Clothes Washer	2		1			2		
	M5. Lighting Efficiency								
Yes	M5.1 High-Efficacy Lighting	2		2					
N. COMMUNITY									
	N1. Smart Development								
Yes	N1.1 Infill Site	2	1			1			
	N5. Social Interaction								
Yes	N5.1 Residence Entries with Views to Callers	1	1						
O. OTHER									
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R		
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R		
Summary			Community	Energy	IAQ/Health	Resources	Water		
	Total Available Points in Specific Categories	301.5	29	75.5	60	87	50		
	Minimum Points Required in Specific Categories	50	2	25	6	6	6		
	Total Points Targeted	**79.9**	**4.0**	**39.9**	**7.0**	**13.0**	**16.0**		

SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
SDGarchitecture.com
650.366.9277

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2021
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:
LO RESIDENCE
24490 AMIGOS COURT
LOS ALTOS HILLS, CALIFORNIA

STATUS:
ISSUED FOR SITE DEVELOPMENT REVIEW

REVISIONS:

CONTENTS:
CALGREEN
GREENPOINTS
CHECKLIST

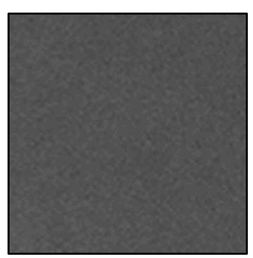
DATE:
03.25.20

DRAWN:
SDG

JOB:
19-113

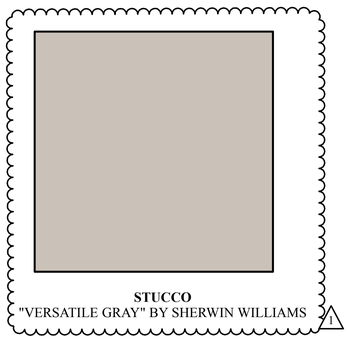
SHEET:
AA-4

VIEW FROM FRONT

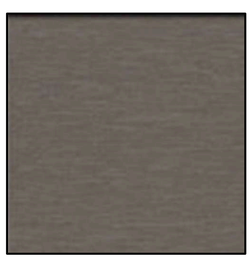


CLAD WINDOWS
"STEEL GREY" BY KILBE WINDOWS

HORIZONTAL SIDING
SEMI-SOLID STAIN "IRON ORE"
BY BENJAMIN MOORE



STUCCO
"VERSATILE GRAY" BY SHERWIN WILLIAMS 1



STANDING SEAM METAL ROOF
"WEATHERED COPPER"
BY CUSTOM-BILT METALS

STONE VENEER
"COTTONWOOD SPLITFACE"
BY PENINSULA BUILDING MATERIALS

CONCEPTUAL RENDERING

24490 AMIGOS COURT

LOS ALTOS HILLS , CALIFORNIA

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063

SDGarchitecture.com

650.366.9277

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2021
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:
LO RESIDENCE
24490 AMIGOS COURT
LOS ALTOS HILLS , CALIFORNIA

STATUS:
ISSUED FOR
SITE DEVELOPMENT
REVIEW

REVISIONS:
1 06.10.20 A.K.

CONTENTS:
CONCEPTUAL
RENDERING

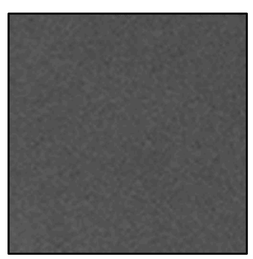
DATE:
03.25.20

DRAWN:
SDG

JOB:
19-113

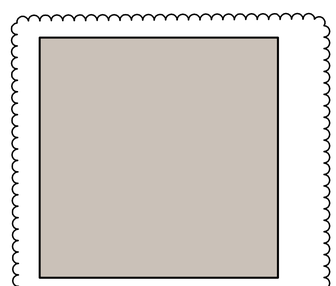
SHEET:
AA-5.0

VIEW FROM REAR

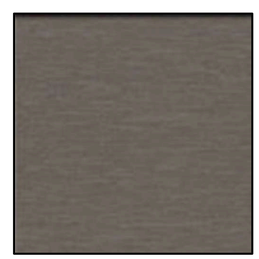


CLAD WINDOWS
"STEEL GREY" BY KILBE WINDOWS

HORIZONTAL SIDING
SEMI-SOLID STAIN "IRON ORE"
BY BENJAMIN MOORE



STUCCO
"VERSATILE GRAY" BY SHERWIN WILLIAMS 1



STANDING SEAM METAL ROOF
"WEATHERED COPPER"
BY CUSTOM-BILT METALS

STONE VENEER
"COTTONWOOD SPLITFACE"
BY PENINSULA BUILDING MATERIALS

CONCEPTUAL RENDERING

24490 AMIGOS COURT

LOS ALTOS HILLS , CALIFORNIA

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063

SDGarchitecture.com

650.366.9277

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2021
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:
LO RESIDENCE
24490 AMIGOS COURT
LOS ALTOS HILLS, CALIFORNIA

STATUS:
ISSUED FOR
SITE DEVELOPMENT
REVIEW

REVISIONS:
1 06.10.20 A.K.

CONTENTS:
CONCEPTUAL
RENDERING

DATE:
03.25.20

DRAWN:
SDG

JOB:
19-113

SHEET:
AA-5.1

Kielty Arborist Services LLC
Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

October 17, 2019

Felix Lo
24490 Amigos Court
Los Altos Hills, CA 94024

Dear Mr. Lo,

As requested on Friday, October 4, 2019, I visited the above site to inspect and comment on the trees. A new home is planned for this site, and your concern for the future health and safety of the trees has prompted this visit. Site plan A-1 dated 2/3/20 was reviewed for writing this report.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on topographic survey provided by you. The trees were then measured for diameter at 54 inches above grade (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29	Very Poor
30 - 49	Poor
50 - 69	Fair
70 - 89	Good
90 - 100	Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:
R-Indicates proposed removal
DBH-Diameter at breast height (54 inches above grade)
CON-Condition rating
HT/SP-Tree height and canopy spread
P- Indicates "Heritage: (protected) tree by town ordinance

24490 Amigos Court 10/17/19 (2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1R	Mulberry *(Morus alba)*	13.5	55	25/25	Fair vigor, fair form, heavily pruned in past, minor dead wood, decay on limbs.
2R	Mulberry *(Morus alba)*	18.6	60	30/25	Fair vigor, fair form, minor decay on limbs.
3R	Mulberry *(Morus alba)*	15.7	65	30/25	Good vigor, fair form, minor decay on limbs.
4R	Almond *(Prunus dulcis)*	13.7	40	20/20	Poor vigor, fair form, in decline.
5R	Pink dawn chitalpa *(Chitalpa tashkentensis* 'Pink Dawn')	9.2	0	15/20	DEAD, heavy decay.
6R	Cherry plum *(Prunus cerasifera)*	9.9	50	25/15	Fair vigor, poor form, topped in past.
7R	Crape myrtle *(Lagerstroemia spp.)*	8.5	80	25/20	Good vigor, good form.
8R	Modesto ash *(Fraxinus velutina* 'Modesto')	10.7	40	25/20	Fair to poor vigor, fair form, mistletoe in canopy, in decline.
9P	Coast live oak *(Quercus agrifolia)*	9.5	80	25/20	Good vigor, good form, young tree.
10	Monterey pine *(Pinus radiata)*	17.0	60	60/25	Fair vigor, fair form, canker in canopy.
11P	Coast live oak *(Quercus agrifolia)*	7.2	80	20/15	Good vigor, good form, young.
12P/R	Coast live oak *(Quercus agrifolia)*	12.8	45	35/30	Fair vigor, poor form, codominant at 8 feet with included bark, close to existing home.
13*	Blue gum *(Eucalyptus globulus)*	12-8-8	40	50/30	Fair vigor, poor form, topped, fire hazard.
14*	Redwood *(Sequoia sempervirens)*	18est	60	60/15	Fair vigor, fair form, drought stressed, needs supplemental irrigation to improve.

24490 Amigos Court 10/17/19 (3)

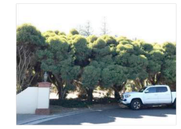
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15*	Redwood *(Sequoia sempervirens)*	24est	60	60/15	Fair vigor, fair form, drought stressed, needs supplemental irrigation to improve.
16*	Redwood *(Sequoia sempervirens)*	24est	60	60/15	Fair vigor, fair form, drought stressed, needs supplemental irrigation to improve.
17*	Redwood *(Sequoia sempervirens)*	26est	60	60/15	Fair vigor, fair form, drought stressed, needs supplemental irrigation to improve.
18*	Redwood *(Sequoia sempervirens)*	18est	60	60/15	Fair vigor, fair form, drought stressed, needs supplemental irrigation to improve.
19*	Acacia *(Acacia dealbata)*	17.6	40	60/30	Fair to poor vigor, fair form, 12 feet from road, invasive.
20*	Italian stone pine *(Pinus pinea)*	18.0	60	40/35	Fair vigor, poor form, leans over road, 14 feet vertical clearance.
21R	Flaxleaf paperbark *(Melaleuca linarifolia)*	20-14-10	65	25/20	Fair vigor, fair form, good screen, remove dead wood.
22R	Flaxleaf paperbark *(Melaleuca linarifolia)*	15-12-12	65	25/20	Fair vigor, fair form, good screen, remove dead wood.
23R	Flaxleaf paperbark *(Melaleuca linarifolia)*	14-8	65	25/20	Fair vigor, fair form, good screen, remove dead wood.
24R	Flaxleaf paperbark *(Melaleuca linarifolia)*	18-18	65	25/20	Fair vigor, fair form, good screen, remove dead wood.
25R	Flaxleaf paperbark *(Melaleuca linarifolia)*	18-12	65	25/20	Fair vigor, fair form, good screen, remove dead wood.
26R	Flaxleaf paperbark *(Melaleuca linarifolia)*	20	65	25/20	Fair vigor, fair form, good screen, remove dead wood.
27R	Flaxleaf paperbark *(Melaleuca linarifolia)*	12	65	25/20	Fair vigor, fair form, good screen, remove dead wood.
28R	Flaxleaf paperbark *(Melaleuca linarifolia)*	12"x10	65	25/20	Fair vigor, fair form, good screen, remove dead wood.

24490 Amigos Court 10/17/19 (4)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
29R	Flaxleaf paperbark *(Melaleuca linarifolia)*	12"x10	65	25/20	Fair vigor, fair form, good screen, remove dead wood.
30R	Flaxleaf paperbark *(Melaleuca linarifolia)*	12"x10	65	25/20	Fair vigor, fair form, good screen, remove dead wood.
31P	Coast live oak *(Quercus agrifolia)*	12-12	70	35/35	Good vigor, fair form, codominant.
32P	Coast live oak *(Quercus agrifolia)*	14.0	70	35/35	Good vigor, fair form.



Showing Flaxleaf paper bark trees

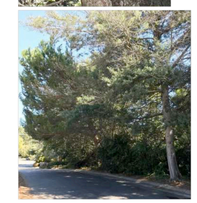
Summary:
The trees surveyed are a mix of native and imported trees. The only protected trees surveyed are oak trees #9,11,12, 31, and 32. Many imported trees (exotics) were located on site. Trees with a condition rating below 50 are poor trees and should be removed regardless of the proposed construction. Most of the protected trees are located near the perimeter of the property, making for an ideal buildable site. Flaxleaf paperbark trees #21-30 make up a large dense screen in front of the property and are in fair condition.

Showing swelling on both sides of union

Oak tree proposed for removal:
Coast live oak tree #12 is the only tree located close to the existing home (buildable area) on site. The tree has fair vigor but poor form. The tree is codominant at 8 feet with included bark within the union. Swelling was observed on both sides of the union and is the best indicator of included bark. Included bark forms in the junctions of codominant stems where there is a narrow angle union, meaning the junction looks like a "V" rather than a "U." As the tree grows the narrow union will essentially fill with bark and create a growing area of structural weakness in the tree. When noticing a very narrow angle (creating a "V" at the junction of branches) it is likely that stress put on the either of the codominant stems can cause splitting, or even cause the stem to break off at the junction. Tree removal is recommended as the risk of a future large leader failure is high due to included bark observed.

24490 Amigos Court 10/17/19 (5)

Another view of included bark



Impacts from proposed construction:
The only potential impact I can see is to the neighbor's Italian stone pine tree #20. The tree leans heavy over the street with a short vertical clearance of 14 feet. The lowest limb should be wrapped with straw wattle with another layer of orange plastic fencing wrapped around the limb so that construction vehicles entering the site are aware of the limb. The following tree protection plan will help to reduce impacts on site to the retained trees.

Showing pine tree heavy over street

24490 Amigos Court 10/17/19 (6)

Tree Protection Plan:
Tree Protection Zones
The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas. Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing for the protected trees on site is recommended to be installed at the dripline (canopy spread) where possible to protect the integrity of the tree. When it is not possible to place tree protection fencing at the dripline because of the approved proposed work, the tree protection fencing shall be placed at the edge of the proposed work (when approved). No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6" of coarse wood chips with ½ inch plywood on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any construction activity at the site. The non-protected trees on site to be retained, are recommended to be protected in the same manner as the protected trees on site. No signs, wires, or any other object shall be attached to the trees.

Landscape Buffer
Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Root Cutting
Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Grading
The existing grade level around the trees shall be maintained out to the dripline of the trees when possible. Grade changes will need to be reviewed by the Project Arborist.

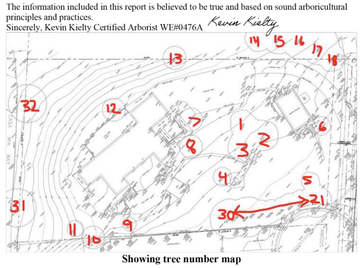
24490 Amigos Court 10/17/19 (7)

Trenching and Excavation
Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation
The native oak trees require no supplemental irrigation. The only time a native oak tree is to be irrigated is if root impacts are to take place. No future irrigation should be applied near the native oak trees on site. The retained imported trees are recommended to be deeply watered every week.

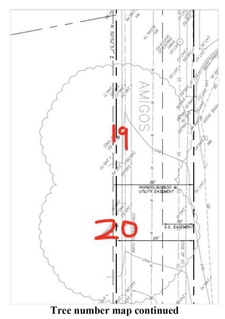
Inspections
It is the contractor's responsibility to contact the site arborist when work is to take place underneath the canopy or dripline of a protected tree on site. Kielty Arborist Services can be reached by email at kkarbor0476@yahoo.com or by phone at (650) 532-4418 or at (650) 532-4418.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.
Sincerely, Kevin Kielty Certified Arborist WE#0476A Kevin Kielty



Showing tree number map

24490 Amigos Court 10/17/19 (8)



Tree number map continued

24490 Amigos Court 10/17/19 (9)

Kielty Arborist Services LLC
Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: Kevin Kielty
Kevin R. Kielty

Date: October 17, 2019

SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
SDGarchitecture.com
650.366.9277

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2021
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:
LO RESIDENCE
24490 AMIGOS COURT
LOS ALTOS HILLS, CALIFORNIA

STATUS:
ISSUED FOR SITE DEVELOPMENT REVIEW

REVISIONS:
1 06.10.20 A.K.

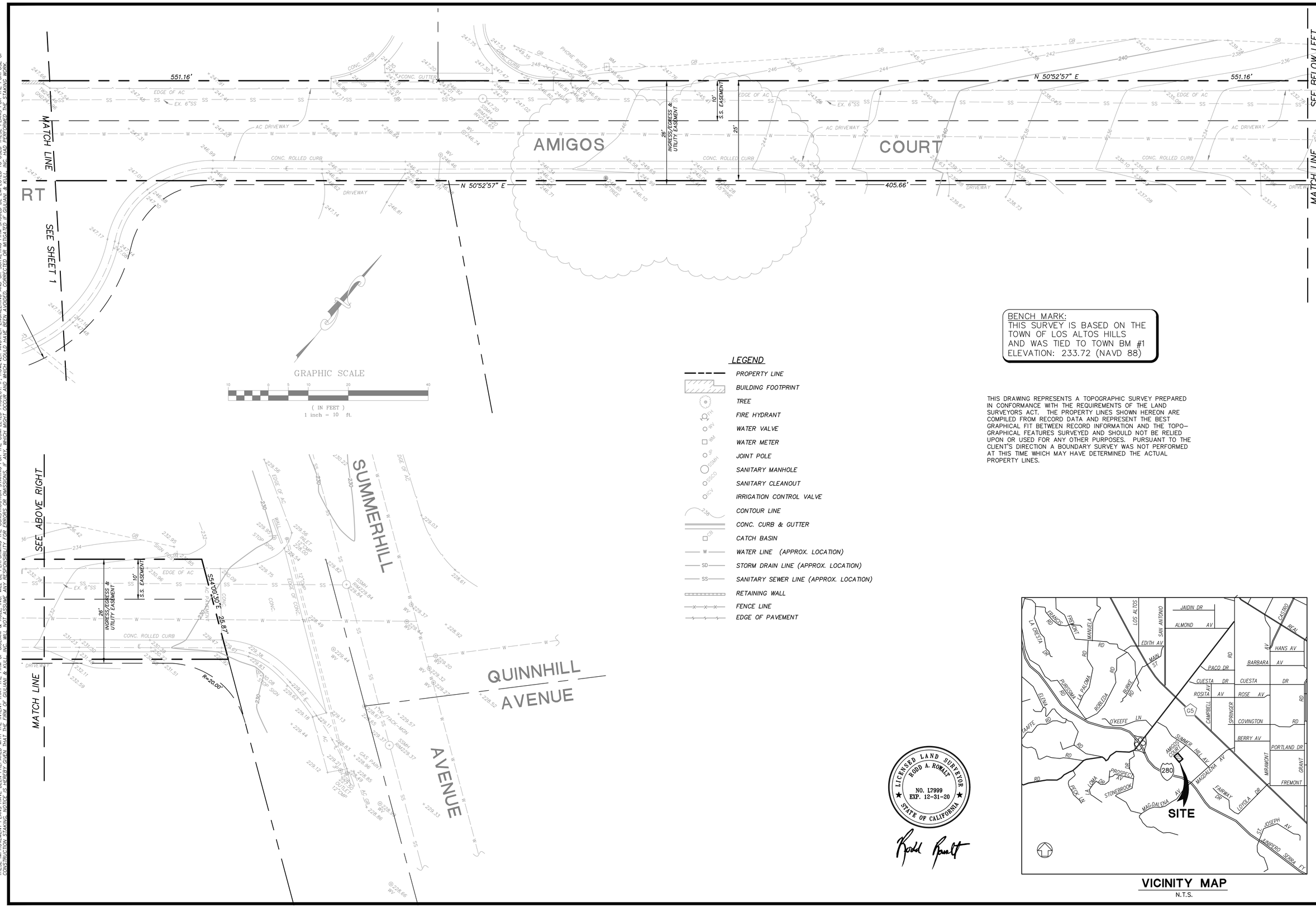
CONTENTS:
ARBORIST REPORT

DATE:
03.25.20

DRAWN:
SDG

JOB:
19-113

SHEET:
AR-1



BENCH MARK:
THIS SURVEY IS BASED ON THE TOWN OF LOS ALTOS HILLS AND WAS TIED TO TOWN BM #1
ELEVATION: 233.72 (NAVD 88)

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- TREE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JOINT POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- IRRIGATION CONTROL VALVE
- CONTOUR LINE
- CONC. CURB & GUTTER
- CATCH BASIN
- WATER LINE (APPROX. LOCATION)
- STORM DRAIN LINE (APPROX. LOCATION)
- SANITARY SEWER LINE (APPROX. LOCATION)
- RETAINING WALL
- FENCE LINE
- EDGE OF PAVEMENT

THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

LICENSED LAND SURVEYOR
RODD A. ROMALT
NO. L7999
EXP. 12-31-20
STATE OF CALIFORNIA

VICINITY MAP
N.T.S.

NO.	DATE	REVISIONS
1	6/11/20	CORRECTED CUL-DE-SAC RADIUS

SCALE 1"=10'
DRAWN BY E.T.
DESIGNED BY
CHECKED BY

Giuliani & Kull-San Jose, Inc.
Engineers • Planners • Surveyors
4880 Stevens Creek Blvd. Suite 100
San Jose, California 95129
(408) 615-4000

24490 AMIGOS COURT

LOS ALTOS HILLS, CALIFORNIA

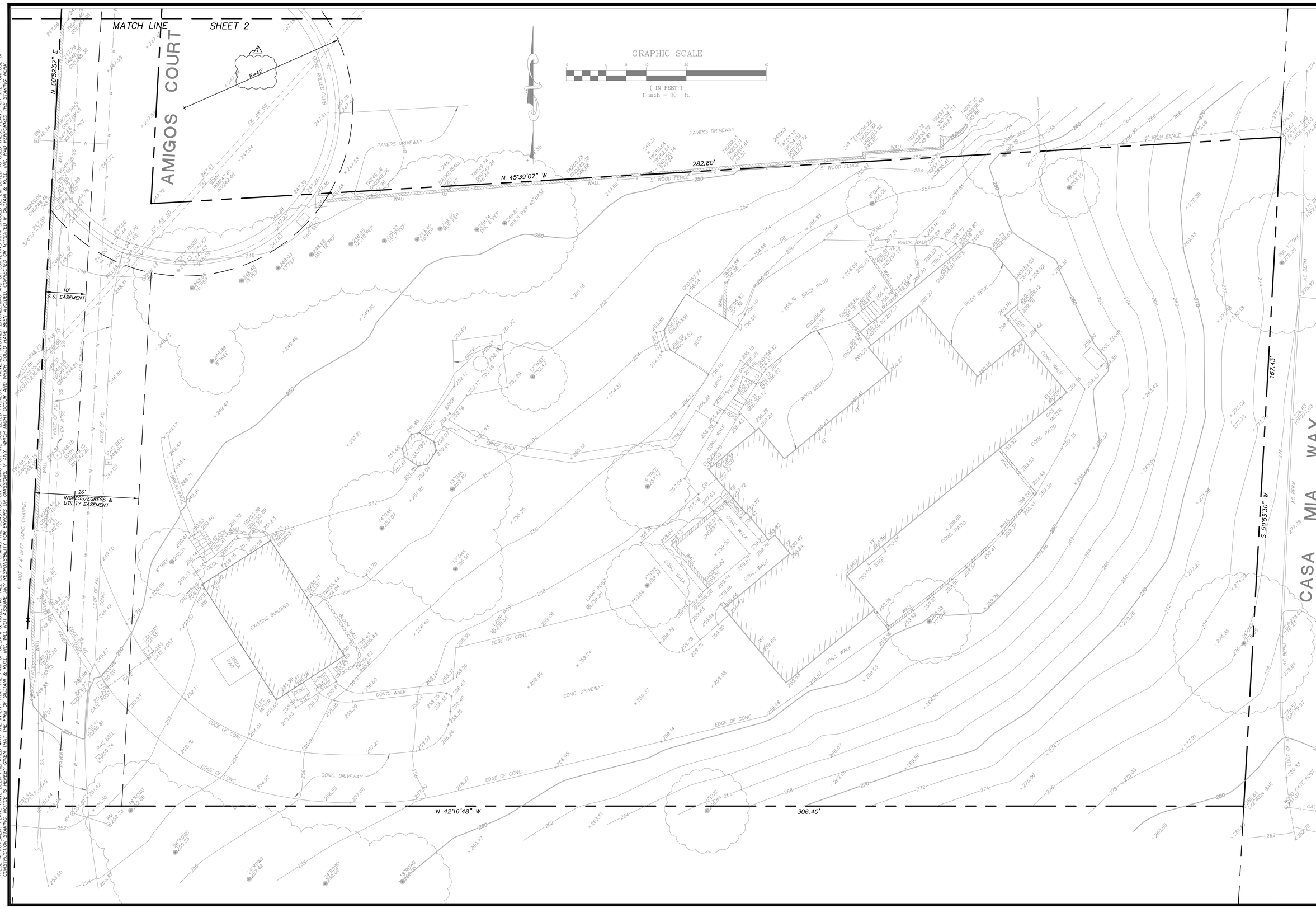
TOPOGRAPHIC SURVEY

SHEET 1 OF 2
DATE 2/26/19
JOB NO. 19106

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF GIULIANI & KULL, INC. WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETED PROJECT. IF, HOWEVER ANOTHER ENGINEERING AND OR SURVEYING FIRM SHOULD BE EMPLOYED TO USED THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT THE FIRM OF GIULIANI & KULL, INC. WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF GIULIANI & KULL, INC. HAD PERFORMED THE STAKING WORK.

F:\2019\19106\dwg\19106TD.dwg 3/1/2019 7:51:24 AM PST

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF GIULIANI & KULL, INC. WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETED PROJECT. IF, HOWEVER ANOTHER ENGINEERING AND OR SURVEYING FIRM SHOULD BE EMPLOYED TO USED THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT THE FIRM OF GIULIANI & KULL, INC. WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF GIULIANI & KULL, INC. HAD PERFORMED THE STAKING WORK.



NO.	DATE	REVISIONS
1	6/11/20	CORRECTED CUL-DE-SAC RADIUS

SCALE 1"=10'

DRAWN BY E.T.

DESIGNED BY

CHECKED BY

Giuliani & Kull-San Jose, Inc.
Engineers • Planners • Surveyors
4880 Stevens Creek Blvd. Suite 100
San Jose, California 95129
(408) 615-4000

24490 AMIGOS COURT

LOS ALTOS HILLS, CALIFORNIA

TOPOGRAPHIC SURVEY

SHEET 2 OF 2

DATE 2/26/19

JOB NO. 19106

F:\2019\19106\dwg\19106TD.dwg 3/1/2019 7:53:24 AM PST

UTILITY NOTES:

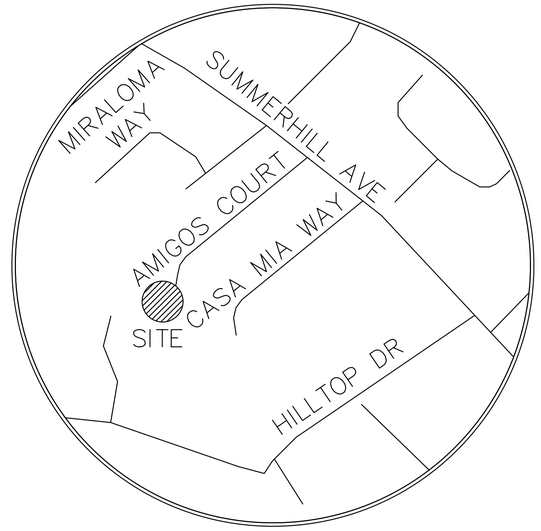
1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. CONNECT SANITARY SEWER AND WATER LINE TO EXISTING STREET SERVICES.
3. CONNECT GAS AND ELECTRIC LINES TO EXISTING GAS AND POWER SERVICES, PER PG&E STANDARDS.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. USE A COMBINATION OF BATTERY OPERATED/GENERATOR AND POWER OPERATED SUMP PUMPS TO ASSURE THEIR OPERATION IN CASE OF POWER FAILURE.

SITE GRADING NOTES

1. ALL GRADING IS SUBJECT TO OBSERVATION BY THE TOWN. CONTRACTOR SHALL NOTIFY THE TOWN OF LOS ALTOS HILLS AT LEAST 48 HOURS BEFORE THE START OF ANY GRADING WORK.
2. ALL DEBRIS, VEGETATION AND ORGANICALLY CONTAMINATED SOILS SHALL BE CLEARED FROM THE BUILDING AREAS AND REMOVED FROM THE SITE.
3. FILL MATERIAL MAY INCLUDE ORGANIC–FREE SOILS AVAILABLE AT THE SITE OR IMPORTED MATERIALS.
4. FILLS SHALL BE PLACED ON LEVEL BENCHES IN LIFTS NO GREATER THAN 6 INCHES AND SHALL BE COMPACTED.
5. ALL GRADING SHALL CONFORM TO THE APPROVED PROJECT SPECIFICATIONS, THE GEOTECHNICAL REPORT AND THESE PLANS. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
   THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING WORK. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
6. EXCAVATION CUTS EXCEEDING 4 FT. TYPICALLY REQUIRE A DOSH PERMIT. ALL EXCAVATION MUST CONFORM TO APPLICABLE OSHA AND CAL–OSHA REQUIREMENTS. CONTACT THE CALIFORNIA DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH (DOSH) FOR INFORMATION ABOUT REQUIRED PERMITS. PALO ALTO, CALIFORNIA 94306.

DRAINAGE NOTES

1. SURFACE WATER SHALL BE DIRECTED AWAY FROM ALL BUILDINGS INTO DRAINAGE SWALES, GUTTERS OR PAVED SURFACES.
2. ALL ROOF DOWNSPOUTS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS, POP–UP EMITTERS OR OTHER FACILITIES THAT WILL PREVENT WATER FROM COLLECTING IN THE SOIL ADJACENT TO THE FOUNDATIONS.
3. THIS PROJECT PROPOSES TO MAXIMIZE THE PERVIOUS AREAS AND SELF–RETAINING DISCHARGE AREAS AS FOLLOWS:
   PERVIOUS AREAS, INCLUDES LANDSCAPING AREAS, TURF, LAWN AND UNIT PAVERS ON SAND.
   RUNOFF FROM IMPERVIOUS AREAS (ROOFS, WALKS, PATIOS, ETC) ARE ROUTED TO PERVIOUS AREAS, PLANTER BOXES, LANDSCAPING AREAS, ETC.
   GRASSY SWALES, VEGETATED CHANNELS THAT CONVEY AND INFILTRATE THE STORM WATER AND REMOVE POLLUTANTS.



VICINITY MAP

SHEET INDEX

COVER SHEET	C-1
GRADING AND DRAINAGE PLAN	C-2
CROSS SECTIONS AND MISC. DETAILS	C-3
DRAINAGE DETAILS	C-4
PROPOSED MDA	C-5
EXISTING MDA	C-6

GENERAL NOTES

1. DEMOLISH AND REMOVE EXISTING BUILDING, SLAB, FOUNDATION, ASSOCIATED DEBRIS AND FOUNDATION.
2. CONTRACTOR TO VERIFY THAT ALL UTILITIES ARE DISCONNECTED AND TURNED OFF PRIOR TO CONSTRUCTION.
3. ALL ON–SITE UTILITY TRENCHES MUST BE BACKFILLED WITH NATIVE MATERIAL OR IMPORTED FILL AND COMPACTEDTO AT LEAST 90% RELATIVE COMPACTION IN ACCORDANCE WITH ASTM D1557–91 WITH THE UPPER 12 INCHES OF UTILITY TRENCH BACKFILL IN PAVEMENT AREAS COMPACTED TO 95% RELATIVE COMPACTION. BACKFILL SHOULD BE PLACED IN 6 TO 8 INCH LIFTS" AND COMPACTED. JETTING OF TRENCH BACKFILL IS NOT RECOMMENDED. CONTACT SOIL ENGINEER, AT LEAST 48 HOURS BEFORE THE START OF ANY UTILITY TRENCH BACKFILLING OPERATIONS.
4. CONTRACTOR TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHERS MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCALS, STATE AND /OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE, AND PROTECT ALL UNDERGROUND FACILITIES.
6. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT–OF–WAY IN A CLEAN, SAFE, AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
7. 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.
8. 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.
9. 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.
10. SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.
11. ALL ROOF DOWN SPOUTS SHALL BE DISCHARGED ONTO CONCRETE SPLASH BLOCKS. WHERE SPLASH BLOCKS ARE LOCATED ADJACENT TO FILL SLOPES, EROSION CONTROL FABRIC SHOULD BE INSTALLED ALONG THE FLOW PATH ALONG THE FILL SLOPE TO MITIGATE EXCESSIVE EROSION." A PRODUCT SUCH AS NORTH AMERICAN GREEN SC150BN, WHICH WILL PROVIDE BETTER, LONGER–TERM EROSION CONTROL THAN SOMETHING LIKE JUTE NETTING.
12. NNR ENGINEERING ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THEIR DESIGN CONTAINED HEREIN.
13. NNR ENGINEERING, WILL NOT BE RESPONSIBLE FOR DRAINAGE UNLESS THEY ARE AUTHORIZE TO MAKE AN "AS–BUILT" SURVEY AFTER THE LANDSCAPING IS COMPLETE AND BEFORE OCCUPANCY.
14. APPROVAL OF THESE PLANS BY NNR ENGINEERING, IS FOR GRADING AND DRAINAGE ONLY AND IN NO WAY IMPLIES APPROVAL OF THE STRUCTURAL DESIGN OF THE BUILDING, FOUNDATION, RETAINING WALLS BASEMENT, SOIL COMPACTION AND SOIL STABILITY OR OTHERS COMPONENTS.

EARTH WORK NOTE:

1.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.

EARTHWORK QUANTITY

	FILL	CUT
HOUSE/ADU		555± CY
OUTSIDE BUILDING FOOTPRINT	225± CY	145± CY
DRIVEWAY	25± CY	
N- POOL		110± CY
EXPORT		560± CY

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
SD	STORM DRAIN

DESCRIPTION / LEGEND

DESCRIPTION	LEGEND
PROPERTY LINE	
CENTERLINE	
SANITARY SEWER	SS SS SS SS
STORM DRAIN LINE	SD SD SD SD
FOOTING DRAIN LINE	SUD
DRAINAGE FLOW	
REMOVE TREE	

1–800–227–2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT 1–800–227–2600

NOTICE TO CONTRACTORS

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

NOTE:

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

REGISTERED PROFESSIONAL ENGINEER NADIM N. RAFFOUL No. 56027 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

NNR ENGINEERING
CIVIL ENGINEERS
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7613

24490 AMIGOS COURT
LOS ALTOS HILLS
CALIFORNIA

APN 336-16-055

SANTA CLARA COUNTY CALIFORNIA

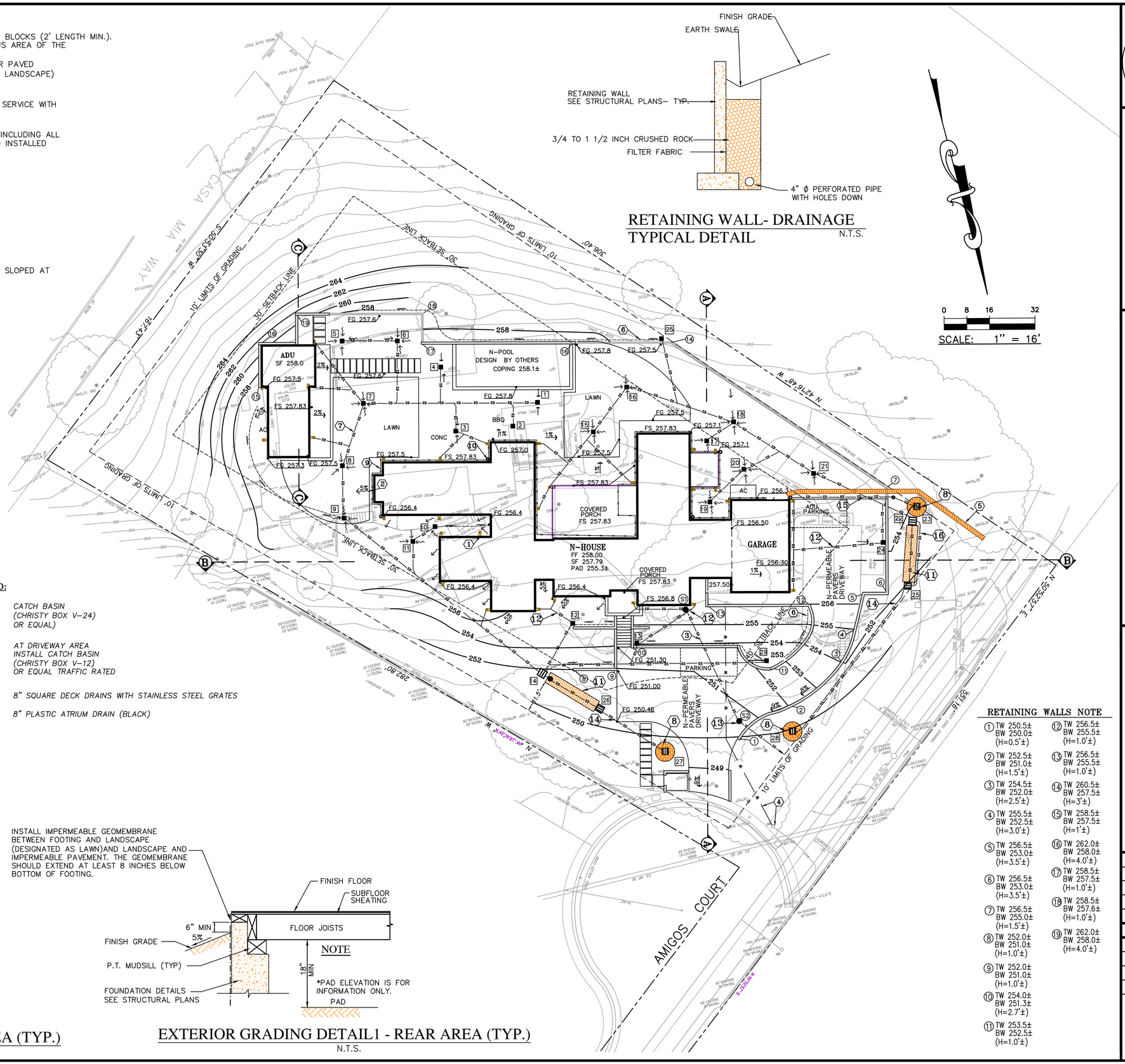
COVER SHEET

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

JOB NO:
DATE: 6-11-2020
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-1
OF 6 SHEETS

GRADING AND DRAINAGE CONSTRUCTION NOTES:

1. DIRECT PART OF THE ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.). DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE –TYP. (SEE DETAIL)
2. 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.
3. 4" SDR–26 SS. LAT. @ 2% MIN.
4. (N) WATER METER/ SERVICE LINE, (DESIGN BY OTHERS). CONNECT WATER SERVICE WITH METER PER TOWN AND WATER DISTRICT REQUIREMENTS.
5. APPROXIMATE LOCATION OF JOINT TRENCH TRENCH INCLUDES: ALL GAS/ELECTRIC LINES, COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND.
6. EARTH SWALE @ S=0.7%.
7. 6" PVC (SDR–35) @ S=0.5% MIN.
8. BUBBLER (CHRISTY V–24) WITHOUT BOTTOM.
9. INSTALL 4"ø SCHEDULE 40 PVC PERFORATED FOOTING DRAINS (W/ HOLES DOWN)– SLOPE 1% MIN.
10. STORM DRAIN CLEANOUT.
11. (N) ON–SITE DETENTION SYSTEM (1) 36"–4'X20' HDPE PERFORATED PIPE LAID FLAT AND CAPPED AT THE END. CONNECT EACH PIPE WITH 36"X12" REDUCER. USE 3" PVC OUTGOING PIPE SLOPED AT 0.5%.
12. 4" PVC (SDR–35) FOR FRONT SIDE ROOF DOWNSPOUT.
13. (N) SSCO WITH BACKFLOW PREVENTER "CLEAN CHECK" EXTENDABLE BACKFLOW VALVE OR APPROVED EQUAL.
14. 4" PVC (SDR–35) OVERFLOW PIPE.
15. 4" PVC (SDR–35) FOR FOOTING DRAIN.
16. 6" PVC (SDR–35) OVERFLOW.



RETAINING WALL- DRAINAGE
TYPICAL DETAIL
N.T.S.

DRAINAGE NOTE

1. AD RIM 257.4± INV 255.9±
2. AD RIM 256.9± INV 255.4±
3. AD RIM 257.6± INV 256.2±
4. AD RIM 257.4± INV 255.9±
5. AD RIM 257.1± INV 255.6±
6. AD RIM 257.1± INV 255.4±
7. AD RIM 257.3± INV 254.8±
8. AD RIM 256.7± INV 254.5±
9. AD RIM 255.9± INV 254.3±
10. AD RIM 256.2± INV 254.7±
11. AD RIM 256.1± INV 254.6±
12. AD RIM 255.8± INV 254.3±
13. CB RIM 251.6± INV 250.1±
14. DEBRIS BASIN RIM 251.8± INV 6" PVC 247.2± IN INV 6" PVC OVERFLOW 249.3± (OUT) INV 3" PVC 246.8± (OUT)
15. AD RIM 257.3± INV 255.8±
16. AD RIM 256.7± INV 255.6±
17. AD RIM 256.9± INV 255.4±
18. AD RIM 256.5± INV 255.2±
19. AD RIM 256.8± INV 255.3±
20. AD RIM 256.2± INV 255.1±
21. AD RIM 255.8± INV 254.8±
22. DEBRIS BASIN RIM 253.8± INV 6" PVC 250.5± IN INV 6" PVC OVERFLOW 251.3± (OUT) INV 3" PVC 249.8± (OUT)
23. BUBBLER RIM 254.0± INV 251.0±
24. CB RIM 254.8± INV 253.3±
25. DEBRIS BASIN RIM 252.0± INV 6" PVC OVERFLOW 250.8± (IN) INV 3" PVC 249.8± (IN) INV 4" PVC 251.8± (OUT)
26. DEBRIS BASIN RIM 250.5± INV 6" PVC OVERFLOW 248.8± (IN) INV 3" PVC 247.8± (IN) INV 4" PVC 249.5± (OUT)
27. BUBBLER RIM 249.5± INV 246.0±
28. BUBBLER RIM 249.8± INV 247.7±
29. AD RIM 254.8± INV 253.3±

LEGEND:

- CATCH BASIN (CHRISTY BOX V–24) OR EQUAL)
- AT DRIVEWAY AREA INSTALL CATCH BASIN (CHRISTY BOX V–12) OR EQUAL TRAFFIC RATED
- 8" SQUARE DECK DRAINS WITH STAINLESS STEEL GRATES
- 8" PLASTIC ATRIUM DRAIN (BLACK)

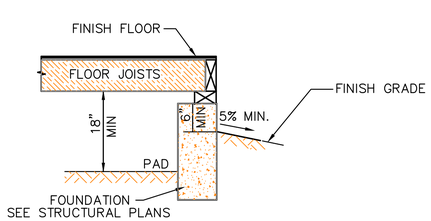
SEWER NOTE

S1. SSCO RIM 256.4± INV 253.0±

S2. SSCO RIM 250.2± INV 247.0±

RETAINING WALLS NOTE

1. TW 250.5± BW 250.0± (H=0.5'±)
2. TW 252.5± BW 251.0± (H=1.5'±)
3. TW 254.5± BW 252.0± (H=2.5'±)
4. TW 255.5± BW 252.5± (H=3.0'±)
5. TW 256.5± BW 253.0± (H=3.5'±)
6. TW 256.5± BW 253.0± (H=3.5'±)
7. TW 256.5± BW 255.0± (H=1.5'±)
8. TW 252.0± BW 251.0± (H=1.0'±)
9. TW 252.0± BW 251.0± (H=1.0'±)
10. TW 254.0± BW 251.3± (H=2.7'±)
11. TW 253.5± BW 252.5± (H=1.0'±)
12. TW 256.5± BW 255.5± (H=1.0'±)
13. TW 256.5± BW 255.5± (H=1.0'±)
14. TW 260.5± BW 257.5± (H=3'±)
15. TW 258.5± BW 257.5± (H=1'±)
16. TW 262.0± BW 258.0± (H=4.0'±)
17. TW 258.5± BW 257.5± (H=1.0'±)
18. TW 258.5± BW 257.6± (H=1.0'±)
19. TW 262.0± BW 258.0± (H=4.0'±)



NOTE
* PAD ELEVATION IS FOR INFORMATION ONLY.

EXTERIOR GRADING DETAIL2 - FRONT AREA (TYP.)
N.T.S.

INSTALL IMPERMEABLE GEOMEMBRANE BETWEEN FOOTING AND LANDSCAPE (DESIGNATED AS LAWN)AND LANDSCAPE AND IMPERMEABLE PAVEMENT. THE GEOMEMBRANE SHOULD EXTEND AT LEAST 8 INCHES BELOW BOTTOM OF FOOTING.

NOTE
*PAD ELEVATION IS FOR INFORMATION ONLY.

EXTERIOR GRADING DETAIL1 - REAR AREA (TYP.)
N.T.S.

REGISTERED PROFESSIONAL ENGINEER NADIM N. RAFFOUL No. 56027 Exp. 12/31/20 CIVIL STATE OF CALIFORNIA

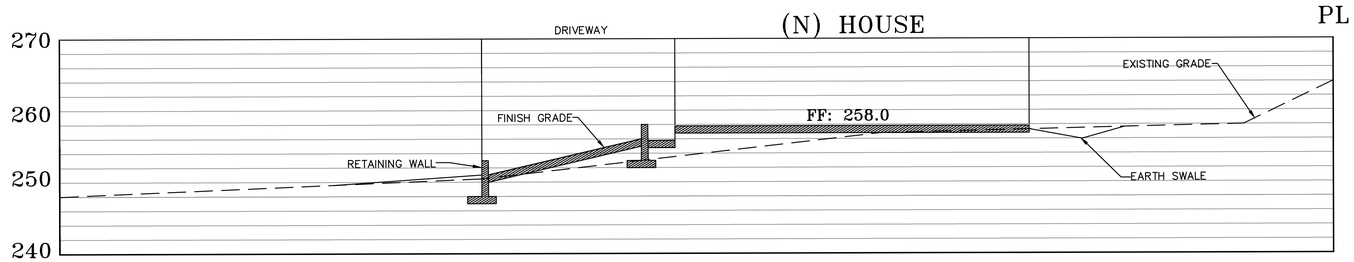
NNR ENGINEERING
CIVIL ENGINEERS
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348–7813

24490 AMIGOS COURT
LOS ALTOS HILLS
CALIFORNIA
APN 336-16-055
SANTA CLARA COUNTY CALIFORNIA

GRADING AND DRAINAGE PLAN

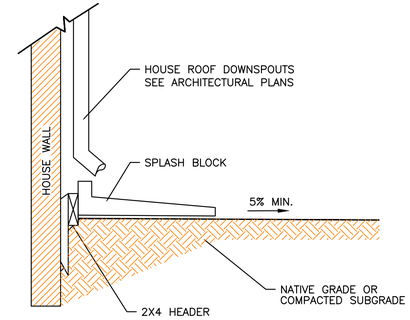
REVISIONS	DATE

JOB NO:
DATE: 6-11-2020
SCALE: 1" =16'
DRAWN BY: NR
SHEET NO: C–2
OF 6 SHEETS



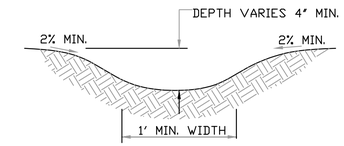
SECTION A–A

SCALE: H 1"=10'
V 1"=10'



ROOF DOWNSPOUT/SPLASH BLOCK

N.T.S.

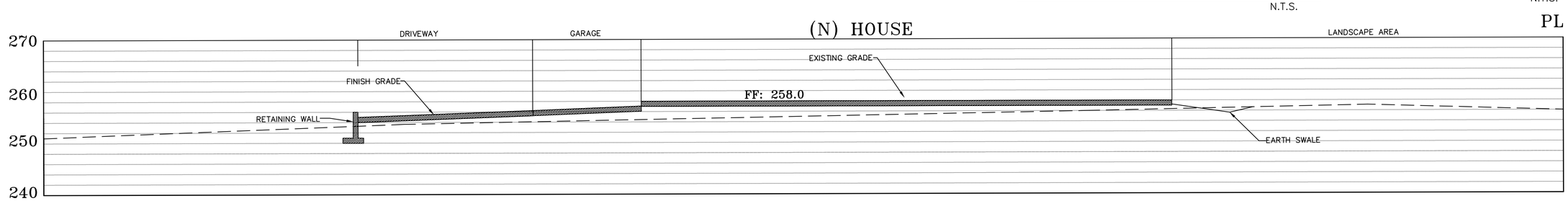


NOTES:

1. LONGITUDINAL SLOPE = 2% MIN.
2. SEE LANDSCAPE PLANS FOR SURFACING

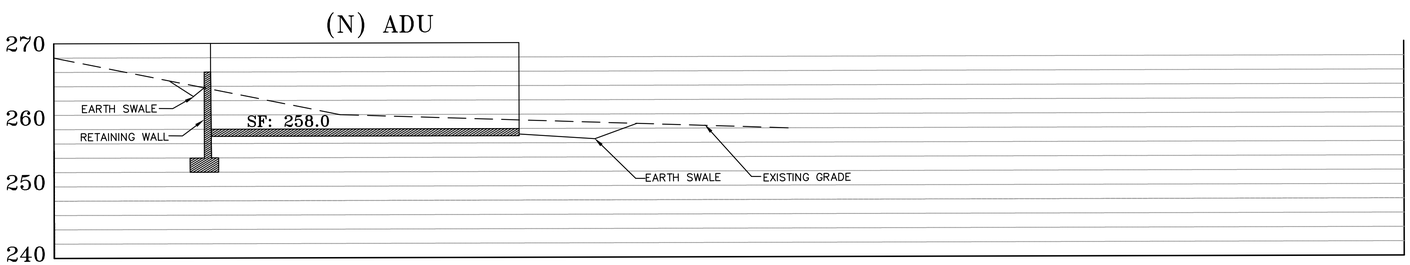
EARTH SWALE DETAIL

N.T.S.



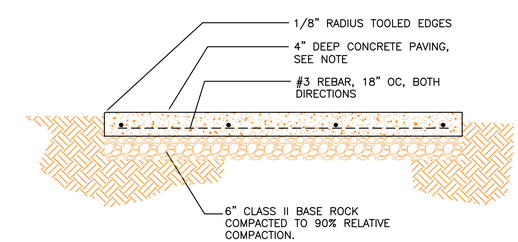
SECTION B–B

SCALE: H 1"=10'
V 1"=10'



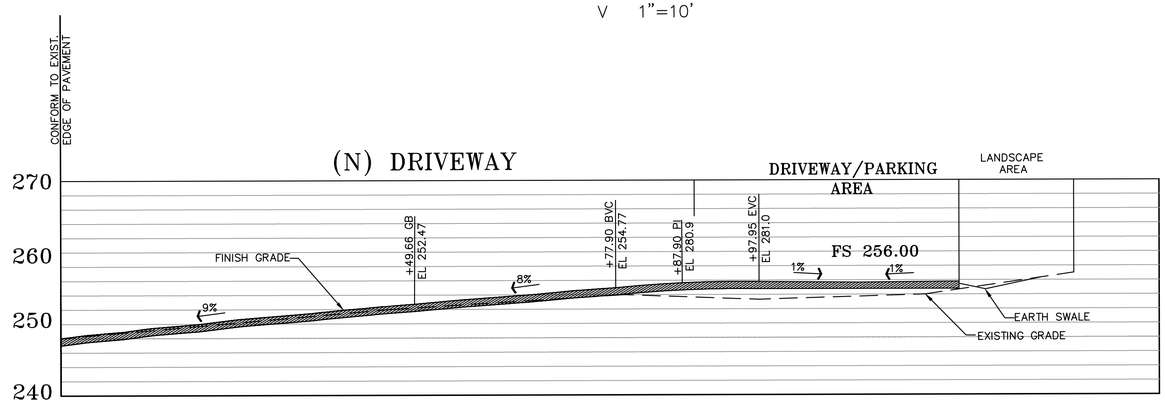
SECTION C–C

SCALE: H 1"=10'
V 1"=10'



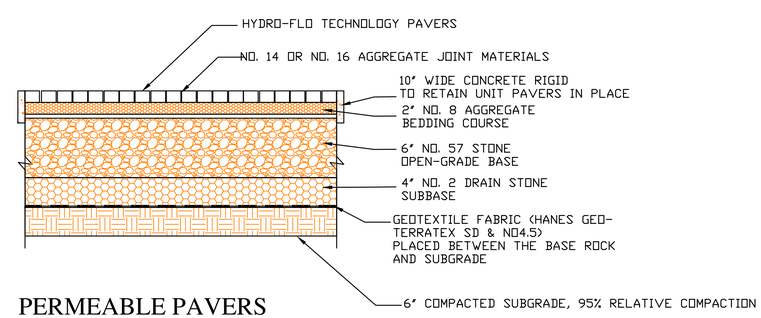
CONCRETE WALKWAY-TYPICAL SECTION

N.T.S.



DW PROFILE

SCALE: H 1"=10'
V 1"=10'



PERMEABLE PAVERS TYPICAL DETAIL

N.T.S.

NOTE:

DRIVEWAY SHALL BE ABLE TO SUPPORT WEIGHT OF EMERGENCY TRUCKS, UP TO 20 TONS. PROJECT SOILS ENGINEER TO INSPECT THE CONSTRUCTION OF THE DRIVEWAY.

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/20
CIVIL
STATE OF CALIFORNIA

NNR ENGINEERING
CIVIL ENGINEERS
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7813

24490 AMIGOS COURT
LOS ALTOS HILLS
CALIFORNIA

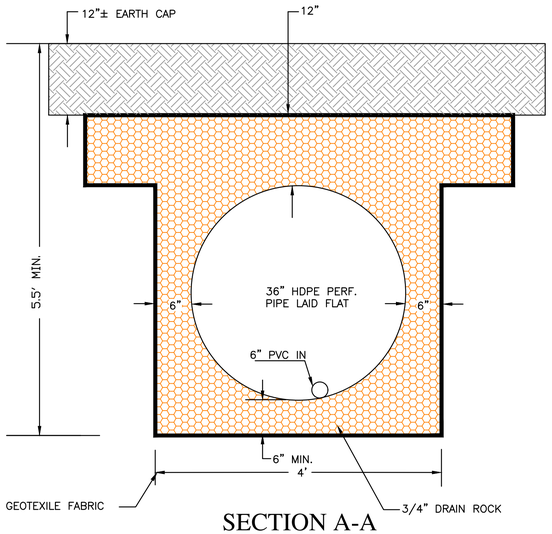
APN 336-16-055

SANTA CLARA COUNTY CALIFORNIA

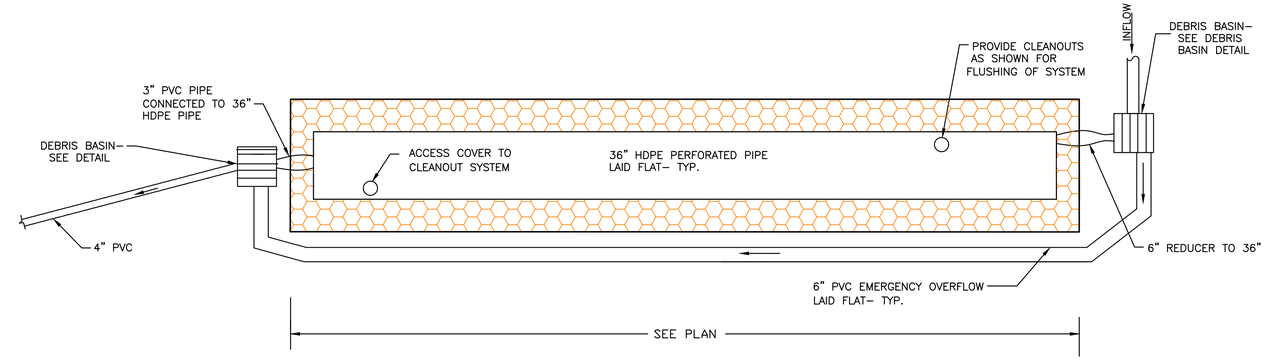
CROSS SECTIONS AND
MISC. DETAILS

REVISIONS	DATE
-	-
-	-
-	-
-	-
-	-

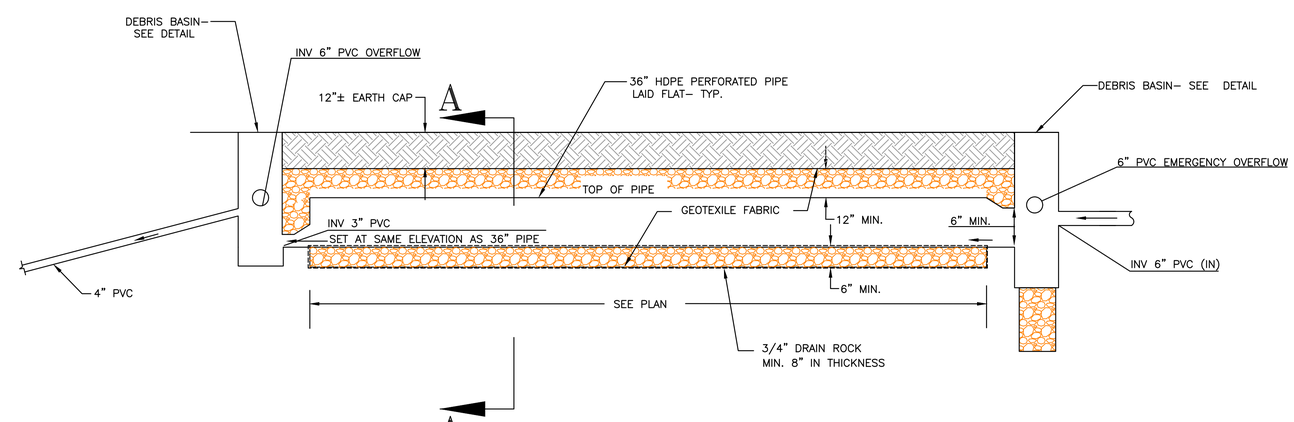
JOB NO:
DATE: 6-11-2020
SCALE: AS SHOWN
DRAWN BY: NR
SHEET NO:
C-3
OF 6 SHEETS



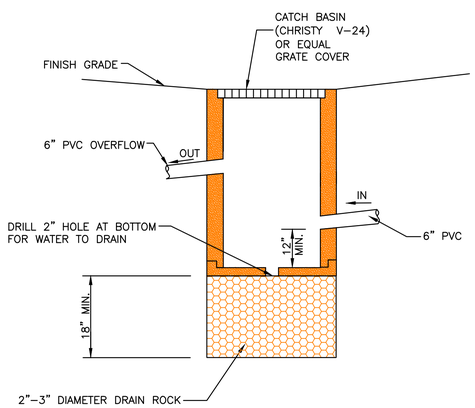
SECTION A-A
N.T.S.



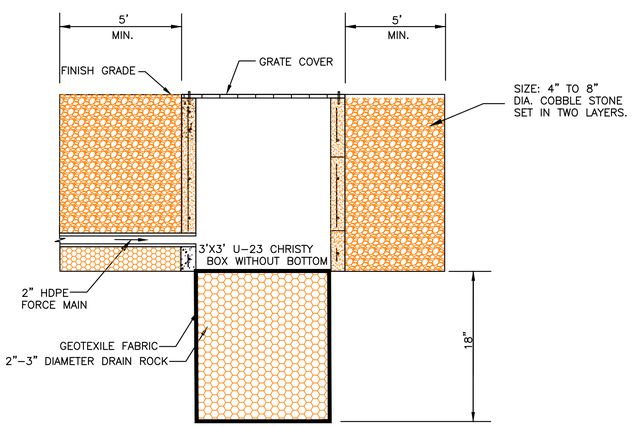
PLAN VIEW
N.T.S.



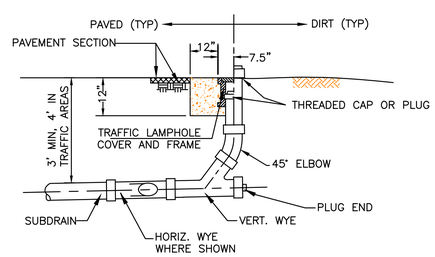
DETENTION / DISSIPATOR STRUCTURE
N.T.S.



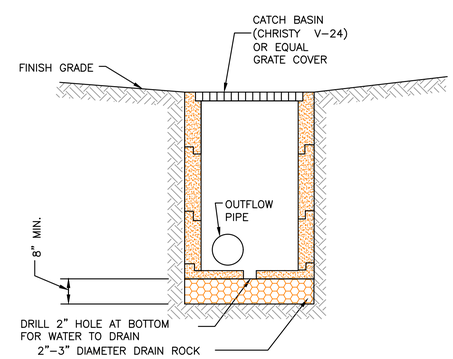
DEBRIS BASIN DETAIL
N.T.S.



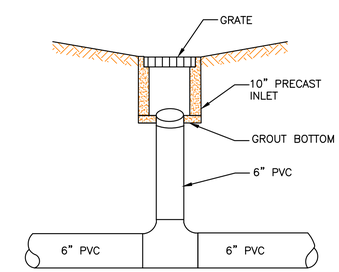
BUBBLER DETAIL
N.T.S.



STORMDRAIN CLEANOUT DETAIL
N.T.S.



CATCH BASIN DETAIL
N.T.S.



AREA DRAIN DETAIL
N.T.S.

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/20
CIVIL
STATE OF CALIFORNIA

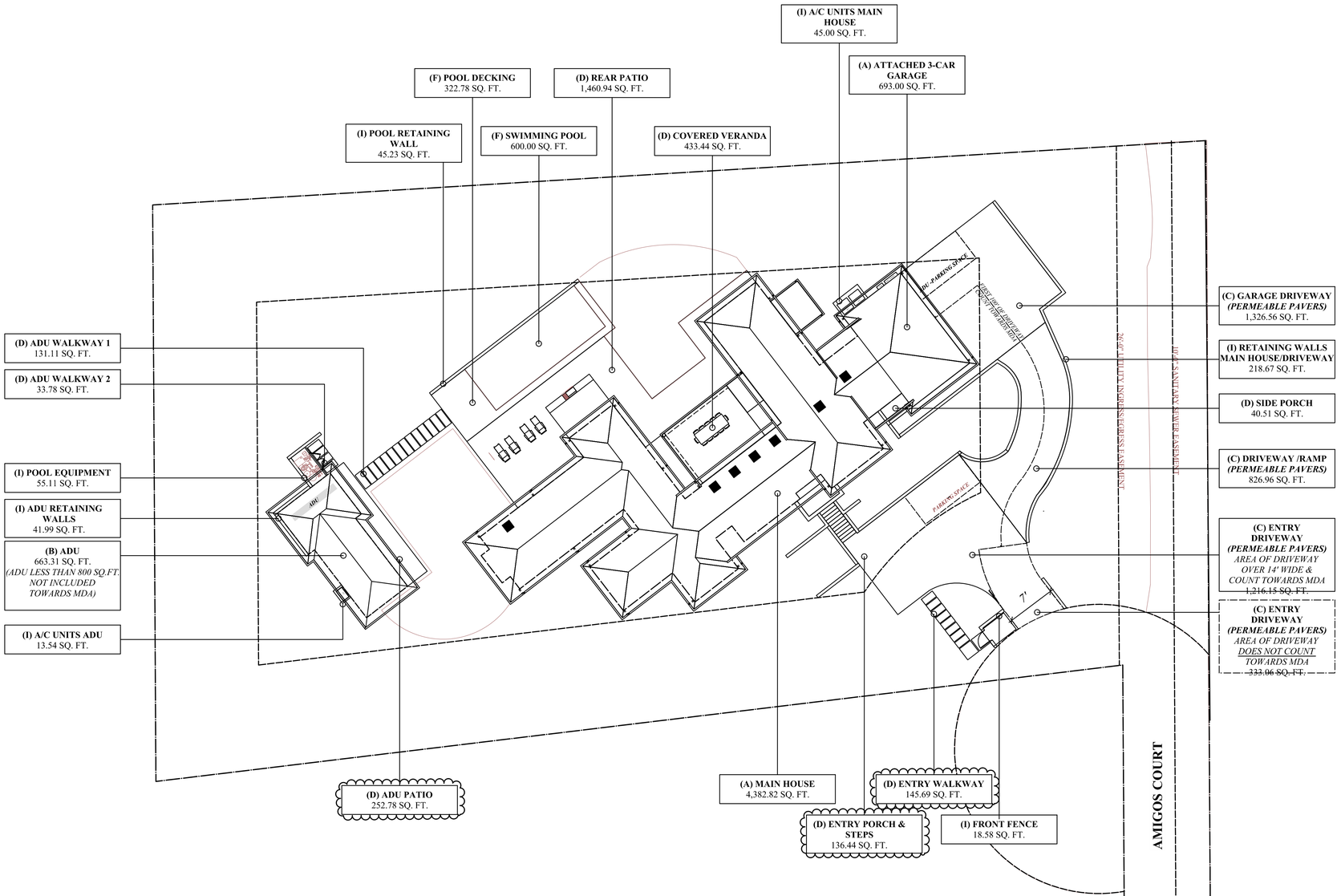
NNR ENGINEERING
CIVIL ENGINEERS
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7813

24490 AMIGOS COURT
LOS ALTOS HILLS
CALIFORNIA
APN 336-16-055
SANTA CLARA COUNTY CALIFORNIA

DRAINAGE DETAILS

REVISIONS	DATE
–	–
–	–
–	–
–	–
–	–

JOB NO:
DATE: 6-11-2020
SCALE: AS SHOWN
DRAWN BY: NR
SHEET NO:
C–4
OF 6 SHEETS



DEVELOPMENT AREA PLAN

PROPOSED DEVELOPMENT AREA:
(AS LISTED ON WORKSHEET #2)

A. **HOUSE & GARAGE (FROM PART 2.A)***	
-FIRST FLOOR (INCLUDING AREAS ENCLOSED ON 3 SIDES)	4,382.82 SQ. FT.
-ATTACHED 3-CAR GARAGE	693.00 SQ. FT.
TOTAL	**5,075.82 SQ. FT.**
*SEE AA-2 FOR FLOOR AREA (MFA) CALCULATIONS	
B. **ACCESSORY BUILDING (FROM PART 2.B)***	
-POOL HOUSE (SECOND DWELLING UNIT)	*663.31 SQ. FT.*
(ADU LESS THAN 800 SQ.FT. NOT INCLUDED TOWARDS MDA)	
TOTAL	*663.31 SQ. FT.*
*SEE AA-2 FOR FLOOR AREA (MFA) CALCULATIONS	
C. **DRIVEWAY AND PARKING**	
-ENTRY DRIVEWAY (PERMEABLE PAVERS)	1,216.06 SQ. FT.
PERMEABLE PAVERS CREDIT (10% OF PRIMARY)	*-121.60 SQ. FT.)*
-DRIVEWAY / RAMP (PERMEABLE PAVERS)	826.96 SQ. FT.
PERMEABLE PAVERS CREDIT (10% OF PRIMARY)	*(-82.69 SQ. FT.)*
-GARAGE DRIVEWAY (PERMEABLE PAVERS)	1,326.56 SQ. FT.
PERMEABLE PAVERS CREDIT (10% OF PRIMARY)	*(-132.66 SQ. FT.)*
TOTAL	**3,369.58 SQ. FT.**
TOTAL (- PAVER CREDITS)	***3,032.63 SQ. FT.***
D. **PATIOS & WALKWAYS**	
-ENTRY WALKWAY	145.69 SQ. FT.
-ENTRY PORCH & STEPS	136.44 SQ. FT.
-SIDE PORCH	40.51 SQ. FT.
-COVERED VERANDA	433.44 SQ. FT.
-REAR PATIO	1,460.94 SQ. FT.
-ADUWALKWAY 1	131.11 SQ. FT.
-ADU WALKWAY 2	33.78 SQ. FT.
-ADU PATIO	252.78 SQ. FT.
TOTAL	**2,634.69 SQ. FT.**
E. **RECREATION COURT**	N/A
F. **POOL & POOL DECKING**	
-SWIMMING POOL	600.00 SQ. FT.
-SWIMMING POOL DECKING	322.78 SQ. FT.
TOTAL	**922.78 SQ. FT.**
G. **DECKS**	N/A
H. **SOLAR PANELS (GROUND MOUNTED)**	N/A
I. **ANY OTHER COVERAGE**	
-FRONT FENCE	18.58 SQ. FT.
-RETAINING WALLS (MAIN HOUSE/DRIVEWAY)	218.67 SQ. FT.
-A/C UNITS (MAIN HOUSE)	45.00 SQ. FT.
-RETAINING WALLS (POOL)	45.23 SQ. FT.
-RETAINING WALLS (ADU)	41.99 SQ. FT.
-POOL EQUIPMENT	55.11 SQ. FT.
-A/C UNITS (ADU)	13.54 SQ. FT.
TOTAL	**438.12 SQ. FT.**
MAXIMUM DEVELOPMENT AREA (MDA) (FROM WORKSHEET #1)	**12,738.00 SQ. FT.**
TOTAL PROPOSED DEVELOPMENT AREA:	**12,440.99 SQ. FT.**
PERMEABLE PAVER CREDIT	*-336.95 SQ. FT.*
TOTAL PROPOSED DEVELOPMENT AREA:	**12,104.04 SQ. FT.**
REMAINING ALLOWED DEVELOPMENT AREA	*(+633.96 SQ. FT.)*

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/20
CIVIL
STATE OF CALIFORNIA

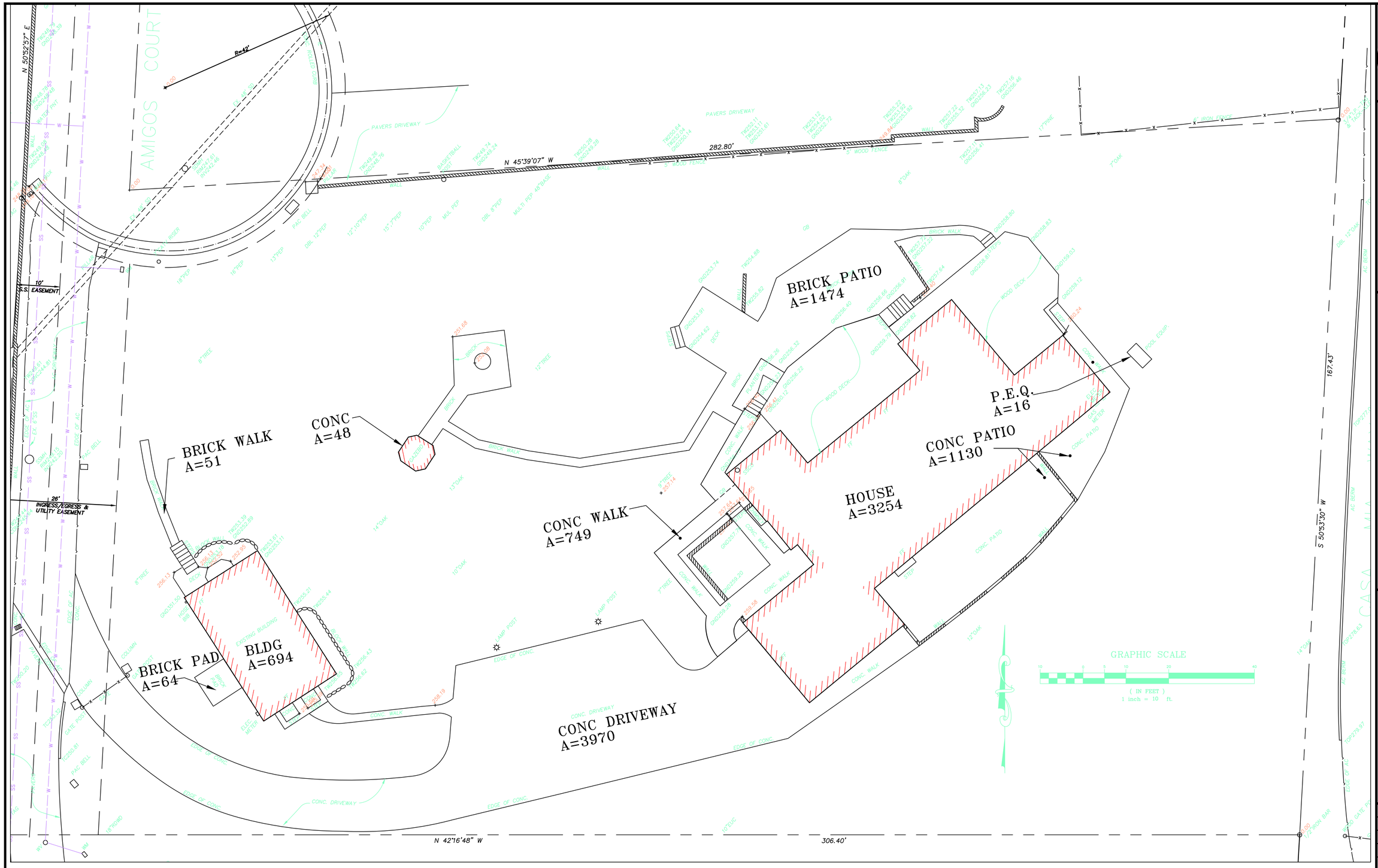
NNR ENGINEERING
CIVIL ENGINEERS
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7813

24490 AMIGOS COURT
LOS ALTOS HILLS
CALIFORNIA
APN 336-16-055
SANTA CLARA COUNTY CALIFORNIA

PROPOSED-MDA

REVISIONS	DATE
-	-
-	-
-	-

JOB NO:
DATE: 6-11-2020
SCALE: 1" =10'
DRAWN BY: NR
SHEET NO:
C-5
OF 6 SHEETS



WALKWAY= 912 S.F.
P.E.Q.= 16 S.F.
PATIO = 2,604 S.F.
DRIVEWAY/PARKING=3,970 S.F.
HOUSE/BLDG = 3,948 S.F.

TOTAL E-MDA=11,450± S.F.

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/20
CIVIL
STATE OF CALIFORNIA

NNR ENGINEERING
CIVIL ENGINEERS
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7813

24490 AMIGOS COURT
LOS ALTOS HILLS
CALIFORNIA

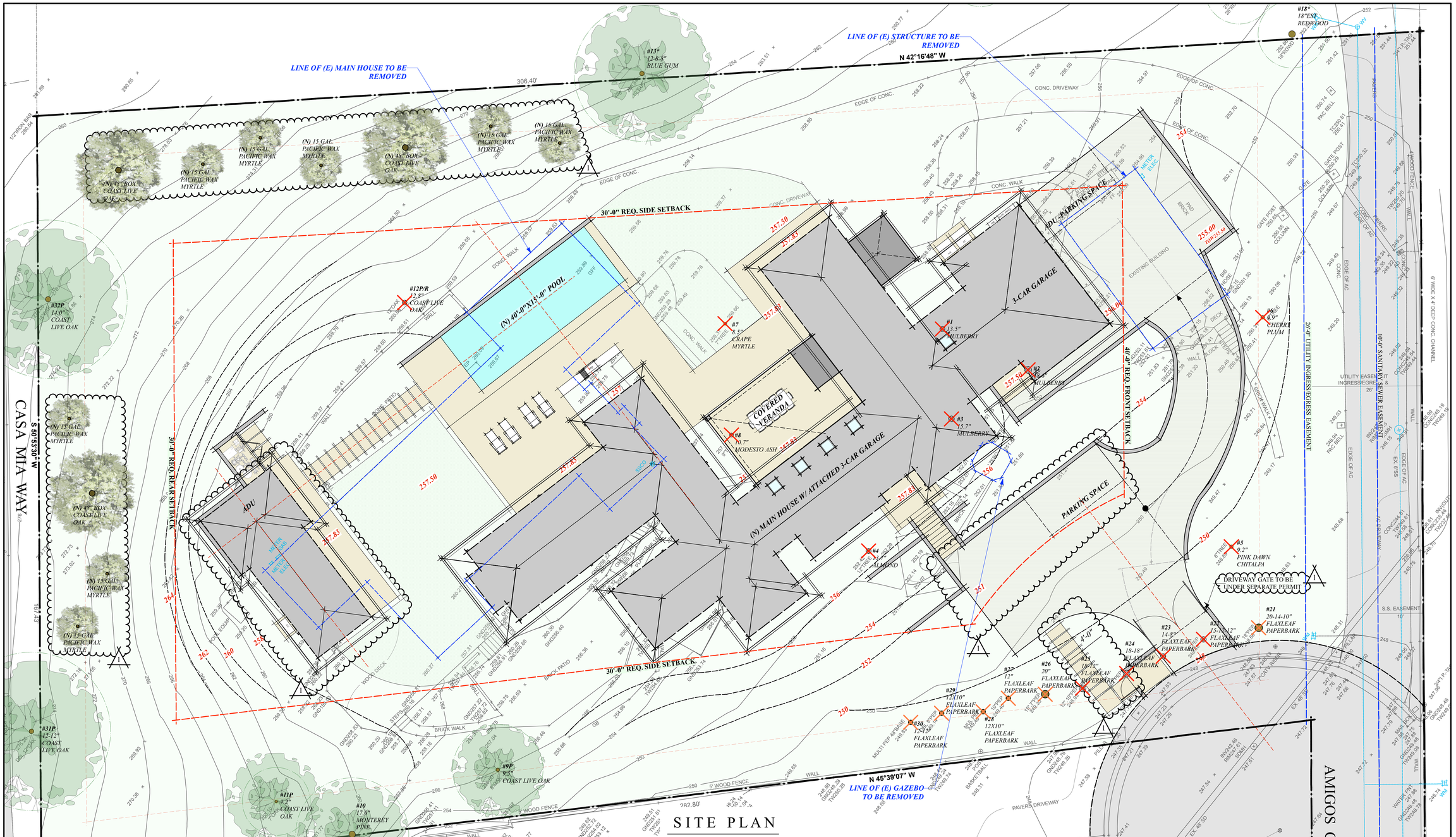
APN 336-16-055

SANTA CLARA COUNTY CALIFORNIA

EXISTING-MDA

REVISIONS	DATE
-	-
-	-
-	-
-	-
-	-

JOB NO:
DATE: 6-11-2020
SCALE: 1" =16'
DRAWN BY: NR
SHEET NO:
C-6
OF 6 SHEETS



SITE PLAN

TREES

TREE TO BE REMOVED (SEE ARBORIST REPORT, TP-1)

TREE #	SPECIES	DIAMETER/SIZE
1	MULBERRY	13.5"
2	MULBERRY	18.6"
3	MULBERRY	15.7"
4	ALMOND	13.7"
5	PINK DAWN CHITALPA	9.2"
6	CHERRY PLUM	9.9"
7	CRAPE MYRTLE	8.5"
8	MODESTO ASH	10.7"
12P/R	COAST LIVE OAK	12.8"
21	FLAXLEAF PAPERBARK	20-14-10"
22	FLAXLEAF PAPERBARK	15-12-12"
23	FLAXLEAF PAPERBARK	14-8"
24	FLAXLEAF PAPERBARK	18-18"
25	FLAXLEAF PAPERBARK	18-12"
26	FLAXLEAF PAPERBARK	20"
27	FLAXLEAF PAPERBARK	12"
28	FLAXLEAF PAPERBARK	12-10"
29	FLAXLEAF PAPERBARK	12-10"
30	FLAXLEAF PAPERBARK	12-10"
TOTAL TREES TO BE REMOVED:		**19**

LEGEND

101.00	SPOT ELEVATION - NATURAL/EXISTING GRADE
101.00	SPOT ELEVATION - FINISH GRADE
101.00 AVE. GRADE	DAYLIGHT PLANE REFERENCE POINTS
50.00	BENCHMARK: ELEVATIONS BASED UPON ASSUMED DATUM (SEE SURVEY)
	PROPERTY LINE
	REQUIRED SETBACK LINE
	TREE PROTECTION FENCING - (PER ARBORIST REPORT & SPECIAL TREE PROTECTION INSTRUCTIONS, DETAIL #605/T-1)
	NEW HARDSCAPE PATIO, PATHWAYS & STEPS
	NEW DRIVEWAY
	NEW GRAVEL PATHWAYS/DRIVEWAY
	(E) PAVEMENT TO BE RELOCATED/REMOVED
	EXISTING LAWN TO REMAIN AND/OR BE MODFIED
	OUTLINE OF PROPOSED BUILDING
	EXISTING TO BE REMOVED
	EXISTING FENCE TO REMAIN
	EXISTING FENCE TO BE REMOVED
	EXISTING STRUCTURE TO BE REMOVED/DEMOLISHED
1	EXISTING TREE TO REMAIN DURING CONSTRUCTION AND TO REMOVED AFTER
1	EXISTING TREE TO BE REMOVED
#1 24" OAK	EXISTING TREES TO REMAIN (AS PER ARBORIST REPORT) NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES SHOWN ARE ONLY APPROXIMATE. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED. (DRIPLINE, TRUNK, DBH AND TREE NO. & SPECIES)
	PROPOSED TREES / ACCENT PLANTINGS TO BE PLANTED (SEE LANDSCAPE FOR PLANTING PLAN)

SURVEY NOTE :
SITE PLAN BASED ON A SURVEY PREPARED BY GUILIANI & KULL - SAN JOSE, INC. ON 02.26.19. ALL BOUNDARY LINES, TOPOGRAPHY, DATUM POINT & TREE LOCATIONS SHOWN ON THIS PLAN ARE AS INDICATED ON THIS SURVEY.

N S E W

0 10 20 30 40 50 FT

SCALE: 1" = 10'-0"

SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
SDGarchitecture.com
650.366.9277

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2021
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:
LO RESIDENCE
24490 AMIGOS COURT
LOS ALTOS HILLS, CALIFORNIA

STATUS:
ISSUED FOR SITE DEVELOPMENT REVIEW

REVISIONS:
1 06.10.20 A.K.

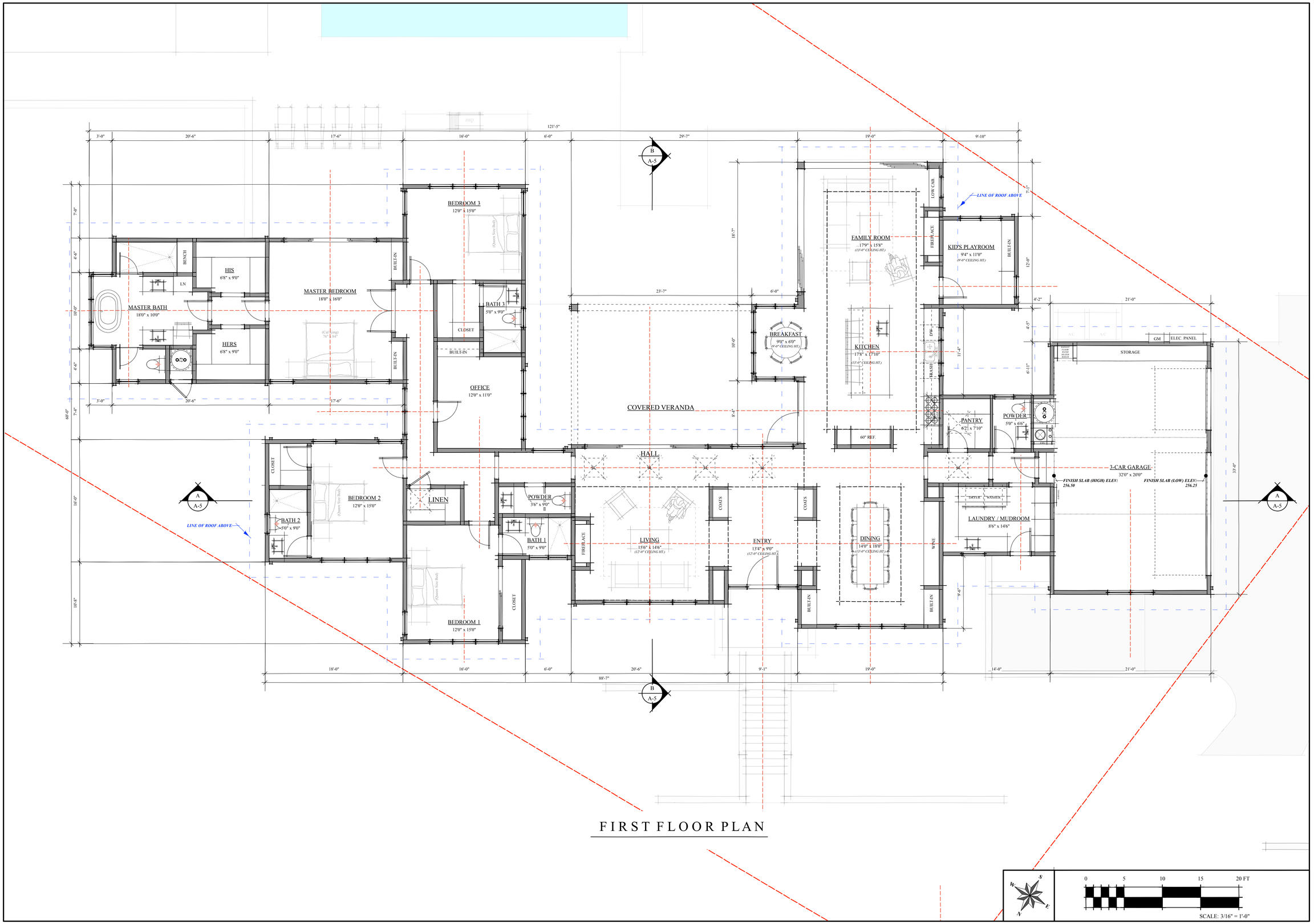
CONTENTS:
SITE PLAN

DATE:
03.25.20

DRAWN:
SDG

JOB:
19-113

SHEET:
A-1



FIRST FLOOR PLAN

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063

SDGarchitecture.com

650.366.9277

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2021
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:

LO RESIDENCE

2449 0 AMIGOS COURT
LOS ALTOS HILLS, CALIFORNIA

STATUS:

ISSUED FOR
SITE DEVELOPMENT
REVIEW

REVISIONS:

CONTENTS:

FIRST FLOOR
PLAN

DATE:

03.25.20

DRAWN:

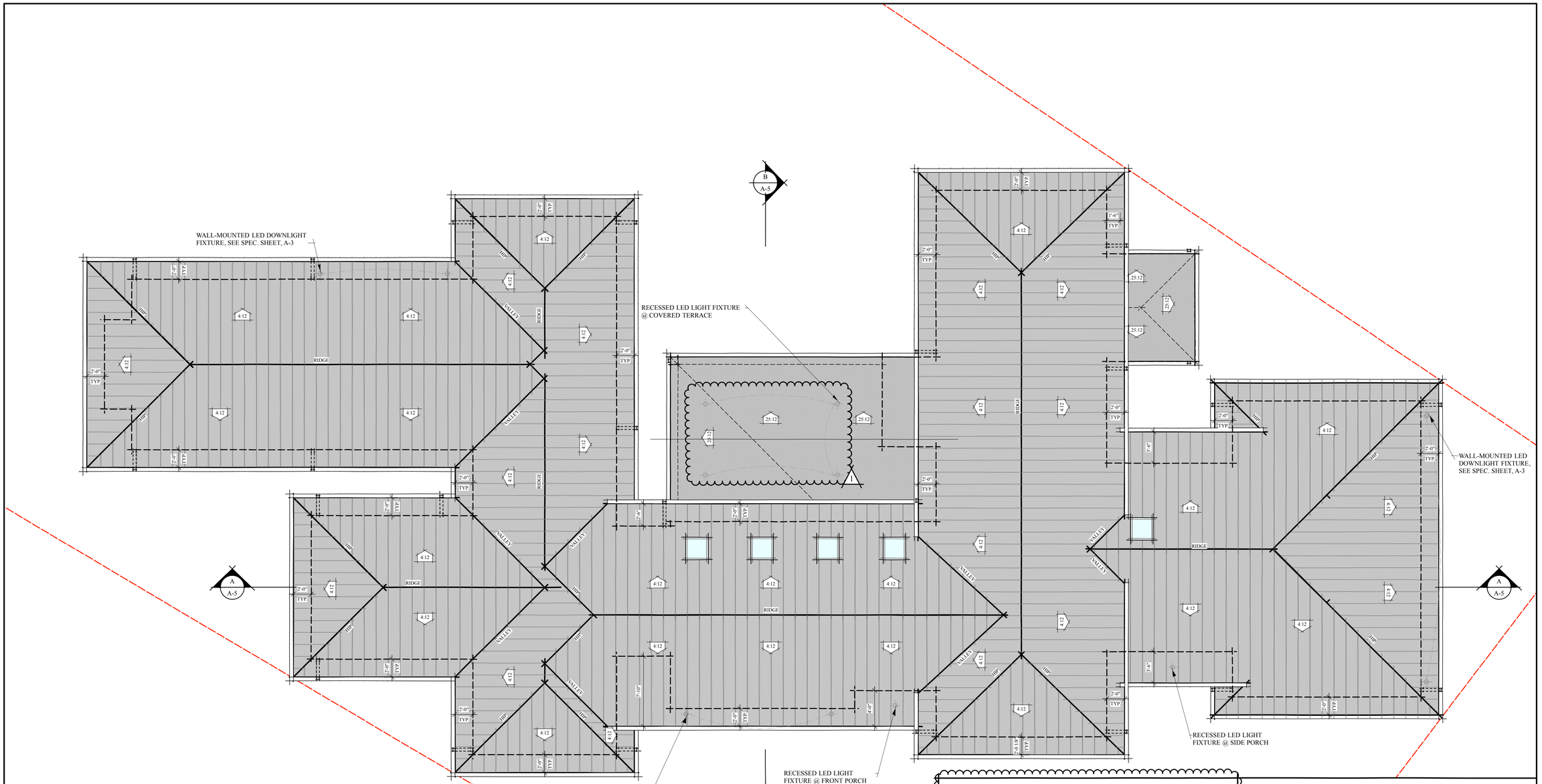
SDG

JOB:

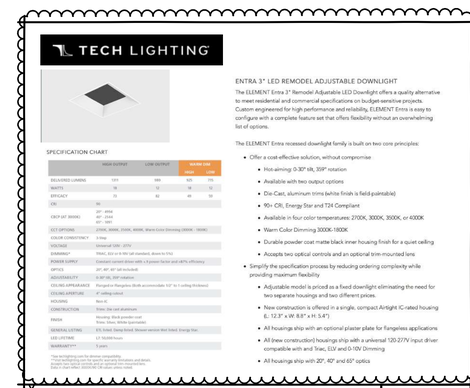
19-113

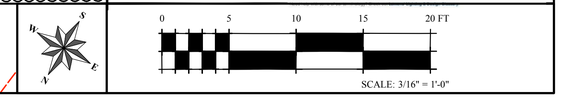
SHEET:

A-2



ROOF PLAN





SDG ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
SDGarchitecture.com
650.366.9277

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2021
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:
LORESIDENCE
24490 AMIGOS COURT
LOS ALTOS HILLS, CALIFORNIA

STATUS:
ISSUED FOR SITE DEVELOPMENT REVIEW

REVISIONS:
1 06.10.20 A.K.

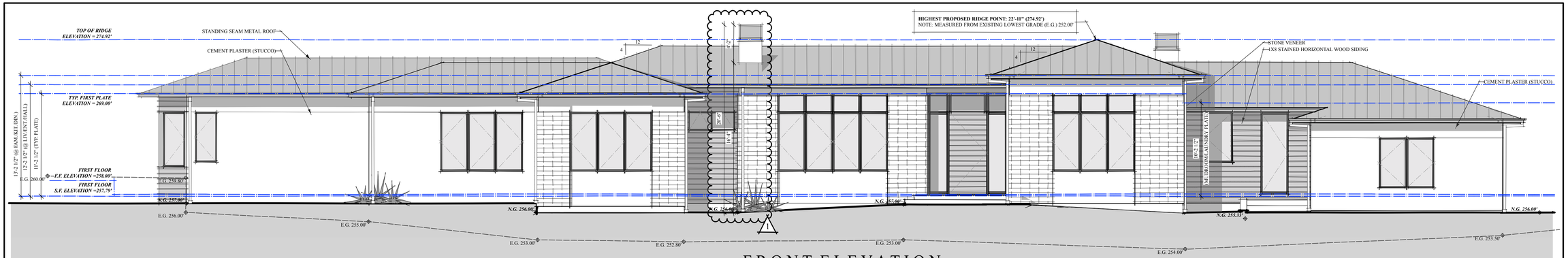
CONTENTS:
ROOF PLAN

DATE:
03.25.20

DRAWN:
SDG

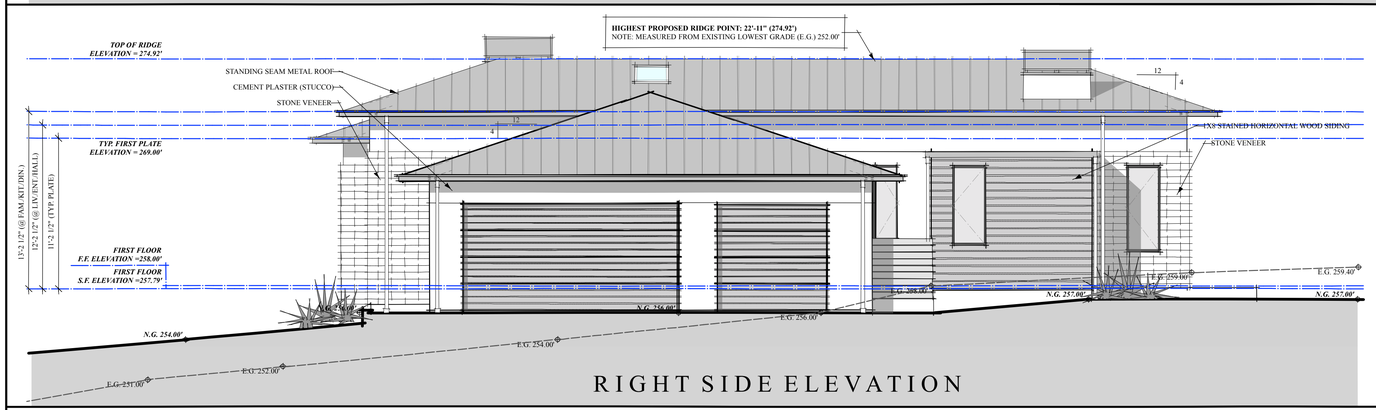
JOB:
19-113

SHEET:
A-3

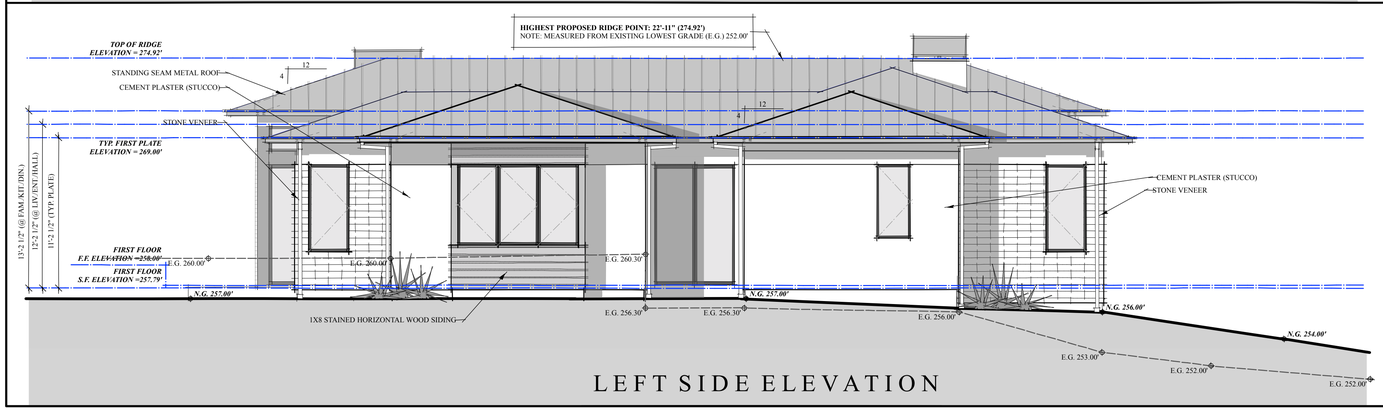


FRONT ELEVATION

REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

0 5 10 15 20 FT

SCALE: 3/16" = 1'-0"

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063

SDGarchitecture.com

650.366.9277

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2021
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:

LO RESIDENCE

24490 AMIGOS COURT
LOS ALTOS HILLS, CALIFORNIA

STATUS:

ISSUED FOR
SITE DEVELOPMENT
REVIEW

REVISIONS:

1 06.10.20 A.K.

CONTENTS:

EXTERIOR
ELEVATIONS

DATE:

03.25.20

DRAWN:

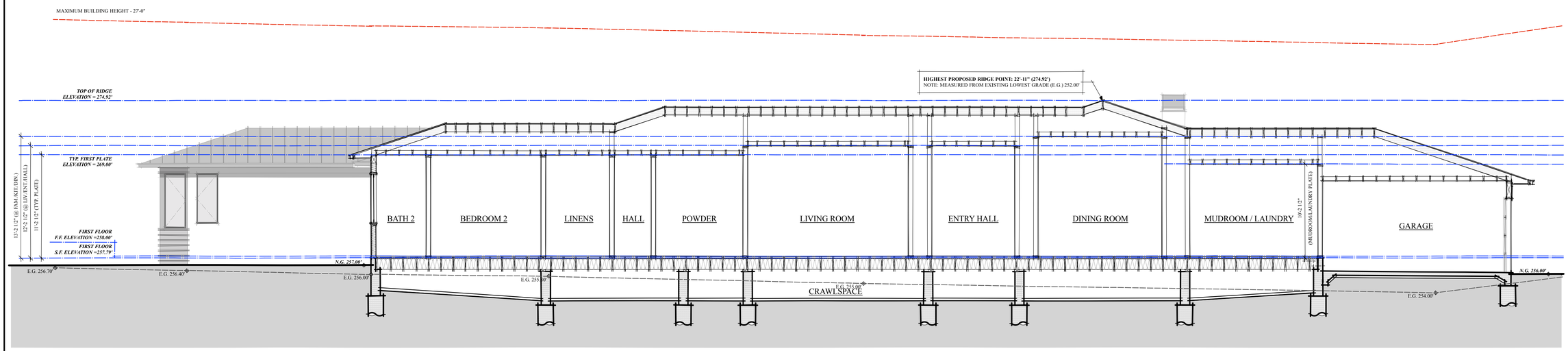
SDG

JOB:

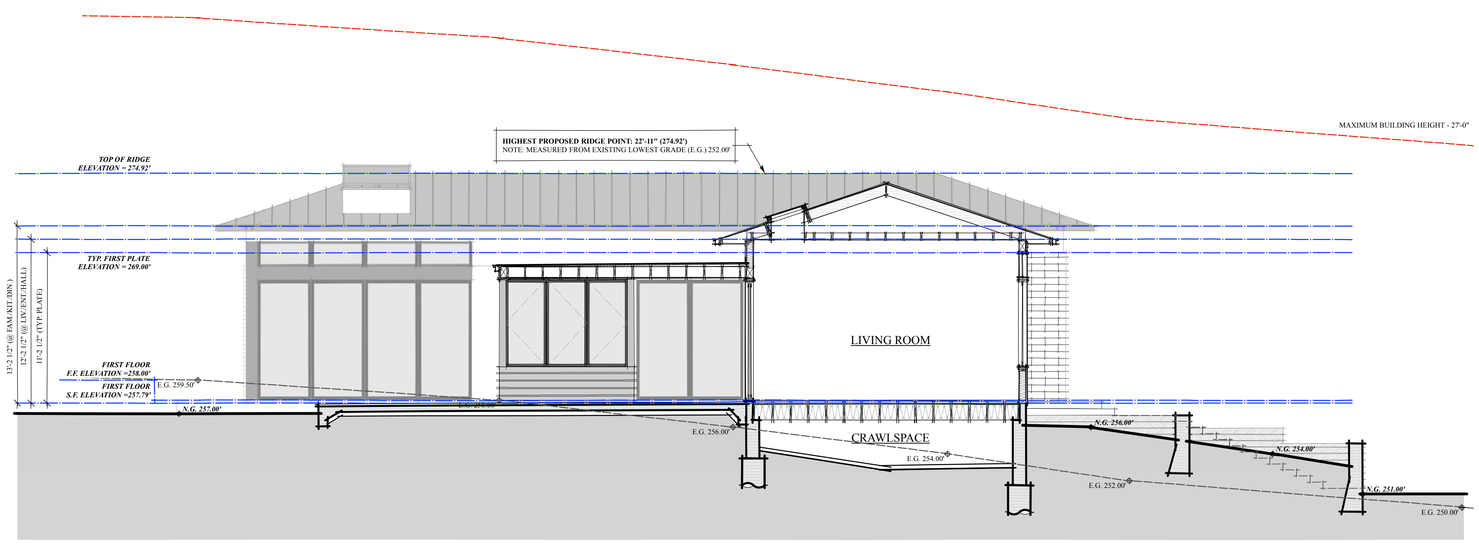
19-113

SHEET:

A-4



SECTION A



SECTION A

0 5 10 15 20 FT

SCALE: 3/16" = 1'-0"

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063

SDGarchitecture.com

650.366.9277

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2021
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:

LO RESIDENCE

24490 AMIGOS COURT
LOS ALTOS HILLS, CALIFORNIA

STATUS:

ISSUED FOR
SITE DEVELOPMENT
REVIEW

REVISIONS:

CONTENTS:

SECTIONS

DATE:

03.25.20

DRAWN:

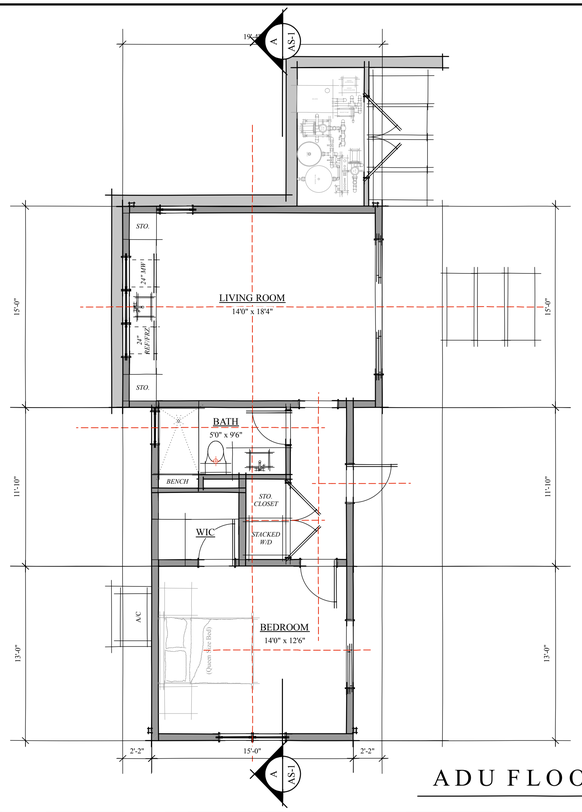
SDG

JOB:

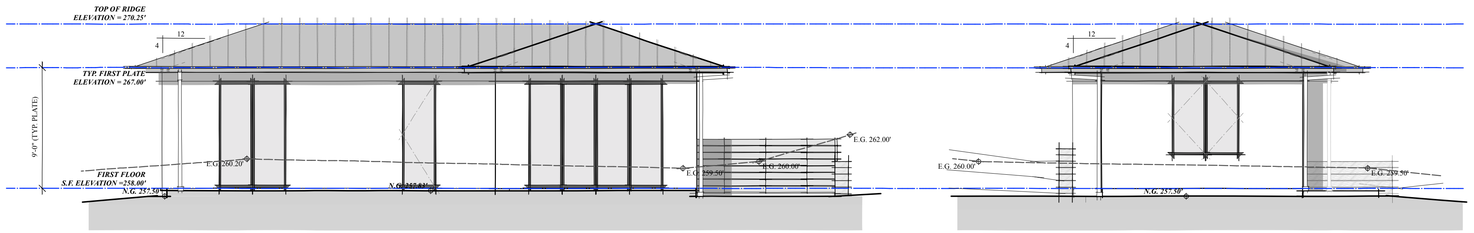
19-113

SHEET:

A-5

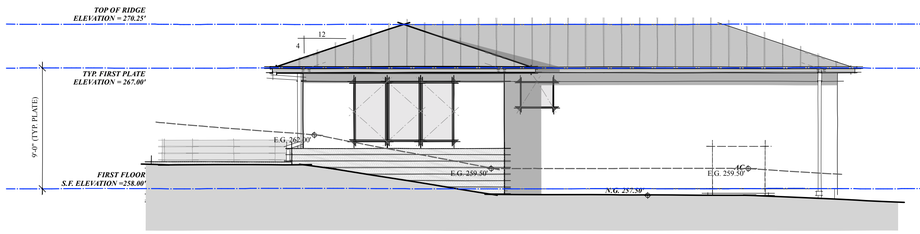


ADU FLOOR PLAN

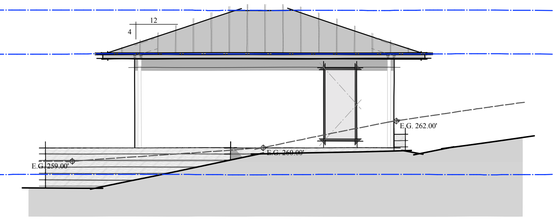


FRONT ELEVATION

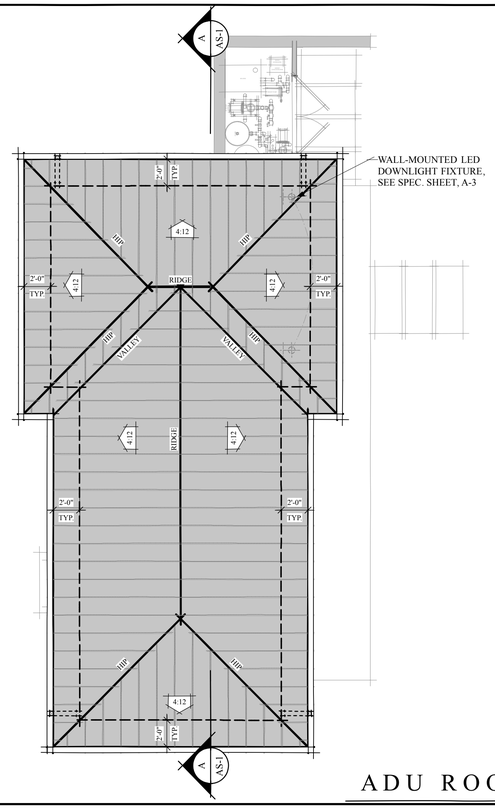
LEFT SIDE ELEVATION



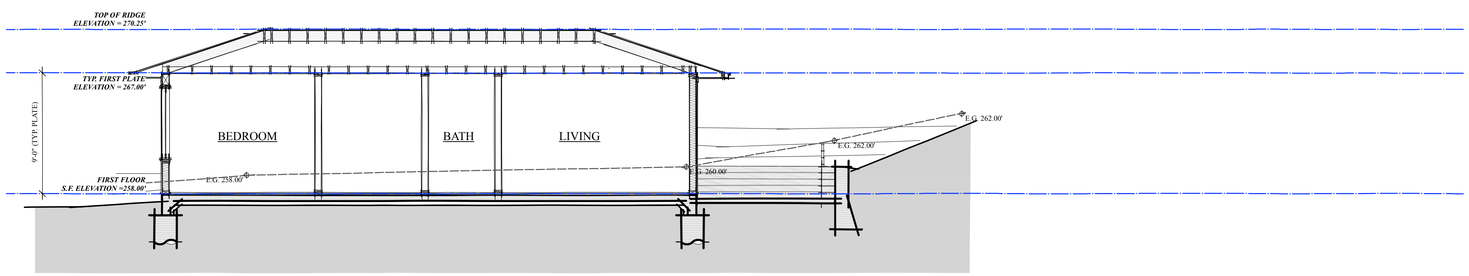
REAR ELEVATION



RIGHT SIDE ELEVATION



ADU ROOF PLAN



SECTION A

SDG
ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063

SDGarchitecture.com

650.366.9277

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2021
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:

LO RESIDENCE

24490 AMIGOS COURT
LOS ALTOS HILLS, CALIFORNIA

STATUS:

ISSUED FOR
SITE DEVELOPMENT
REVIEW

REVISIONS:

1 06.10.20 A.K.

CONTENTS:

ACCESSORY DWELLING
UNIT FLOOR PLAN &
EXTERIOR ELEVATIONS

DATE:

03.25.20

DRAWN:

SDG

JOB:

19-113

SHEET:

AS-1