TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, January 14, 2013
Special Field Meeting (time and place as listed herein)
7:30 PM – Regular ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

SPECIAL FIELD MEETING*

3:00 p.m.,10 Sioux Way Afternoon session for continued review of plans for new residential development of this 1.09-acre Arrowhead Meadows property. (ASCC review to continue at Regular Meeting)

7:30 PM - REGULAR AGENDA*

1. Call to Order:

2. Roll Call: Breen, Clark, Hughes, Koch, Ross

3. Oral Communications:

   Persons wishing to address the Commission on any subject, not on the agenda, may do so now. Please note, however, the Commission is not able to undertake extended discussion or action tonight on items not on the agenda.

4. Old Business:

   a. Continued Consideration – Request for Amendment to Conditional Use Permit (CUP) X7D-30, Parcel Merger, Field Expansion, and Artificial Turf, 302 Portola Road, The Priory School

   b. Continued Consideration – Architectural Review for New Residence with Detached Guest House, Tennis Court and related Site Improvements, and Site Development Permit X9H-646, 187 Bolivar Lane, Goldband

   c. Continued Consideration – Architectural Review for New Residence with Detached Guest House, Swimming Pool and related Site Improvements, and Site Development Permit X9H-647, 45 Tagus Court, Kawaja

   d. Continued Consideration – Architectural Review for New Residence with Detached Guest House, and related Site Improvements, and Site Development Permit X9H-645, 10 Sioux Way, Clark

5. New Business:

   a. Review for Conformity to Provisions of Conditional Use Permit X7D-156, "Jelich Ranch," Addition/Remodel and Barn Remodel, 683 Portola Road, White

6. Approval of Minutes: December 10, 2012

7. Adjournment:

*****For more information on the projects to be considered by the ASCC at the Special Field and Regular meetings, as well as the scope of reviews and actions tentatively anticipated, please contact Carol Borck in the Planning Department at Portola Valley Town Hall, 650-851-1700 ex. 211. Further, the start times for other than the first Special Field meeting are tentative and dependent on the actual time needed for the preceding Special Field meeting.

PROPERTY OWNER ATTENDANCE. The ASCC strongly encourages a property owner whose application is being heard by the ASCC to attend the ASCC meeting. Often issues arise that only property owners can responsibly address. In such cases, if the property owner is not present it may be necessary to delay action until the property owner can meet with the ASCC.

WRITTEN MATERIALS. Any writing or documents provided to a majority of the Town Council or Commissions regarding any item on this agenda will be made available for public inspection at Town Hall located 765 Portola Road, Portola Valley, CA during normal business hours.

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Technician at 650-851-1700, extension 211. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC HEARINGS

Public Hearings provide the general public and interested parties an opportunity to provide testimony on these items. If you challenge a proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing(s) described later in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing(s).

This Notice is Posted in Compliance with the Government Code of the State of California.

Date: January 11, 2013

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: January 10, 2013

RE: Agenda for January 14, 2013 ASCC Meeting

The following comments are offered on the items listed on the January 14, 2013 ASCC agenda.

4a. Continued Consideration – Request for Amendment to Conditional Use Permit (CUP) X7D-302 Portola Road, *The Priory School*

At its January 14, 2013 meeting, the ASCC will consider the Priory School's application for an amendment to their use permit for a parcel merger and to allow installation of a new track with artificial turf infill. The ASCC will not act on the project but will provide recommendations to the planning commission, which is responsible for acting on the proposed use permit applications and amendments. ASCC consideration and recommendations should focus on the aesthetics and design of the proposed project. The planning commission is scheduled to continue its public hearing on the requested amendments at its February 6, 2013 regular meeting.

Both the planning commission and the ASCC have considered this project at a number of previous meetings, including:

- a joint planning commission and ASCC field meeting at the Priory on February 1, 2011 to consider the original proposed project;
- discussion of the original project at the February 15, 2011 ASCC meeting;
- discussion of the original project at the February 16, 2011 planning commission meeting;
- informal consideration on June 6, 2012 by the Planning Commission of a revised project with a larger track and less artificial turf;
- a joint planning commission and ASCC field meeting at the Priory on September 10, 2012 to consider site issues related to the revised project;
- discussion of site issues at the regular ASCC meeting of September 10, 2012;

- discussion of site issues at the regular planning commission meeting on September 19, 2012;
- a joint field meeting with the planning commission and ASCC on September 24, 2012 at Woodside Elementary School to view the school's natural and artificial turf fields; and
- Start of the formal public hearing on the application and the draft Initial Study/Mitigated Negative Declaration at the regular planning commission meeting of December 5, 2012.

The staff reports and minutes from all of those meetings are available online. In addition, the Conservation Committee reviewed plans for the project in September, as did Trails Committee members. Their comments are attached to this staff report and discussed below as appropriate.

As was explained in previous staff reports and application materials, the proposed project would merge the 1.3-acre former Rutherford/Gambetta ("Rutherford") parcel, now owned by the Priory, with the existing Priory land, remove the tree-covered constructed berm between the Rutherford parcel and the softball field, relocate the sewer line that is currently within that berm, underground the overhead utility lines that run along that berm, and install a regulation-sized track facility with 2.39 acres of artificial turf on the track interior. With the parcel merger, the total Priory land covered by the CUP would be 50.4 acres.

Cut from the removal of the berm would be placed on the field area and used to raise the track and field by approximately 10 inches. None of the cut from the berm will be removed from the site. An additional 8 inches of specialized fill will be needed under the track and artificial turf infill for drainage and proper support of the track and turf, so the track and turf will have an elevation approximately 18 inches higher than the existing field.

The project is shown on the following enclosed plans:

Sheet A-1.2, Area Expansion/Lot Merger & Athletic Fields Improvements, 10/2/2012, prepared by CJW Architecture

Sheet A-1.3, Enlarged Plan of Merger Area, 11/5/2012, prepared by CJW Architecture

Sheet A-1.3A, Merger Detail, 9/4/2012, prepared by CJW Architecture

Sheet A-1.4, Merger Detail, 10/8/12, prepared by CJW Architecture

Sheet A-1.5, Grading Plan at Trail, 11/7/12, prepared by CJW Architecture

Sheet 1, Sewer Relocation - Context Plan, 8/12, prepared by BKF

Sheet 2, Sewer Relocation, 8/12, prepared by BKF

Sheet F-1, Drainage Map, Existing Conditions, 5/12, prepared by BKF

Sheet F-2, Drainage Map, Proposed Condition, 5/12, prepared by BKF

Sheet 3, Site Plan, 11/12, prepared by BKF

These plans include revisions and clarifications that respond to comments made at previous planning commission and ASCC meetings. These include shifting the track slightly so that it is further away from Portola Road and also moving the softball field

and backstop towards the hill and away from the track. In addition, the plans now include undergrounding the utility line that runs along the berm. A drainage report, prepared by BKF, confirms that with the proposed drainage provisions, the project would be consistent with the Priory's town-approved Master Drainage Plan. The draft Initial Study/Mitigated Negative Declaration for the project is available on the town's website for reference (http://www.portolavalley.net/index.aspx?recordid=544&page=27).

If the conditional use permit amendment were approved, a site development permit would eventually need to be processed for consideration of the specific details for the grading and tree removal associated with berm removal and field changes. Engineered grading and drainage plans would be submitted as part of that process and would also include provisions for undergrounding the overhead utility lines.

The following information is offered to assist the ASCC with developing comments and recommendations that would be forwarded to the planning commission with respect to the aesthetics and design of the proposed project.

1. **Scope of ASCC review and focus of review**. The ASCC will not be taking formal action on this project but instead will be providing recommendations to the planning commission that should focus on aesthetic and design issues related to the project, particularly in relation to the town's design guidelines and general plan. ASCC members with particular concerns about other aspects of the project are welcome to provide comments to the planning commission as individuals.

2. **Grading, tree removal and drainage**. The project will involve significant amounts of grading. The berm between the existing soccer field and the Rutherford House will be removed, with the cut material being placed over the area to be used for the proposed track and field. That material will raise the elevation of the existing field by about 10 inches, and the specialized subsurface for the track and field will raise the elevation an additional 8 inches. The softball field adjacent to the soccer field will be graded to gradually slope up to meet the new elevation of the soccer field. There will also be grading down from the Rutherford property to the proposed track and field, and the grades of the trail along Portola Road will change near the location of the existing berm as shown on Sheet A-1.5. If the use permit amendment is approved, more detailed grading plans will be prepared for a site development permit for the project.

   The site development permit will also cover tree removal. A total of 52 trees along the berm would need to be removed as part of the project, of which 38 (oaks and redwoods) would be considered significant trees under the site development ordinance. The applicant is also proposing to remove some non-native vegetation along the Portola Road frontage. The Conservation Committee commented that they see the proposed tree removals as acceptable and suggest removing additional eucalyptus and olive trees (unless they are sterile). As is discussed below, new trees and native vegetation are proposed to be planted as part of the project.

   Drainage for the proposed project has been reviewed by BKF Engineers. Their drainage report, dated November 14, 2012, finds that the amount of runoff will be reduced from existing conditions because of the proposed drainage improvements

that are part of the project. The drainage report states "runoff volume will be reduced by 80 percent compared to pre project conditions." (p. 5)

3. **Aesthetics of the proposed artificial turf and track**. One issue that has been raised is the aesthetics of the proposed artificial turf, especially in light of the project's location in the Portola Road scenic corridor. This was discussed in detail at the site visit to Woodside Elementary School, which has both a natural turf field and an artificial turf field. The artificial turf at Woodside School had some glare associated with the material, wear and lack of maintenance and looked more artificial from certain angles. FieldTurf, the manufacturer of both the turf used at Woodside Elementary and the turf proposed for use at the Priory, has stated that the technology has improved in the five years since installation of the field at Woodside Elementary. The newer turf is described as appearing more natural and having less glare. The newer turf has been installed at a number of area high schools, including Cupertino High School, Homestead High School, Lynbrook High School, Monte Vista High School, and Burlingame High School, although those schools may not all have the same type of infill that is proposed for the Priory. The applicant will have a sample of the proposed artificial turf at the January 14 meeting.

   In response to comments from ASCC and planning commissioners at earlier meetings, the applicant has shifted the location of the track slightly so that it is further away from the trail and from Portola Road. At its closest point, the plans now show that the artificial turf would be 42 feet from the trail and 65 feet from Portola Road. In terms of elevation, the trail and the road are about 10-14 feet higher than the proposed track and field at the points with the greatest elevation differences.

   The track would be 400 meters in length, with a width of approximately 17 feet (the total track area is 0.61 acres). The proposed track surface is artificial and would have a dark reddish-brown color. We have asked the applicant to bring a sample of the track surface to the meeting so that the ASCC can see the actual color.

   As is shown on the proposed plans and discussed further below, the landscaping along Portola Road would be changed as part of the project, with non-native vegetation being removed and new native vegetation being planted. This landscaping will frame and filter views of the proposed track and turf from Portola Road in particular and is discussed in more detail below.

4. **Location, design, materials and finishes for the proposed shed**. The proposed 2,000 sf athletic shed is located approximately 82 feet from Portola Road and 36 feet from the trail at the closest points. At previous meetings, there has been discussion of the size and location of the proposed shed. Because of the existing redwoods between the trail and the proposed shed location, as well as the higher elevations of the trail and road, the shed may be less visible in its proposed location than it would be if placed further within the site. Representatives of the Priory have, however, said that they would be willing to consider alternative locations, but the only practical alternative location to serve the front athletic fields and facilities would be on the north side at the base of the slope near the existing shed.

   A note on the plans states that the shed would "match the design, materials and finishes approved for the existing storage shed with the 2005 amendments."

Pictures of the existing shed are attached. As is shown in the pictures, the proposed shed would have similar brown color wood side and composition shingles roofing. The proposed shed would have a plate height of 8'-0" and a ridge height of 13'-4" above the finished floor.

5. **Landscaping**. A landscape concept plan is shown on Sheet A-1.3 A of the plans, with an enlargement provided for the area between the track and the Rutherford House on Sheet A-1.4. The landscaping plan provides for removing vegetation along the Portola Road frontage, including cedars, acacia, plums, privet and pyracantha, as well as the materials on the berm. A variety of new native shrubs are proposed, with one group to be planted in the wet conditions along the roadside open channel and another to be planted in dry conditions further south along the road.

   Some landscaping changes are also proposed around the Rutherford House. The existing small orchard north of the house would be removed and five live oaks would be planted between the house and the track, as well as red fescue, California poppy and blue-eyed grass. Additional red fescue would be planted behind the house.

   At the September 10 field meeting at the Priory School, comments were made that the shaped hedges along Portola Road near the school entrance should be removed and that the oaks should remain but perhaps should be thinned. The Conservation Committee commented that the proposed plantings should be adjusted to leave more open views across the open space, and that preserving views of the hilltops behind the Priory is important. This is consistent with the Portola Road Taskforce's recommendation that plantings along the road should not form vegetative "walls" but should occur in more natural groupings, with occasional open areas allowing for more distant views between the groupings.

6. **Lighting, trail and fencing**. The only lighting proposed as part of this project is one light at the door to the athletic shed, on the north wall of the shed facing away from Portola Road. The proposed fixture is shown on the attached cut sheet and is a bronze sconce-type fixture that is 8" wide and 15" tall, and would extend 6" out from the wall of the shed. The light will likely have a motion sensor in order to minimize lighting impacts. No other lights are proposed as part of the project.

   Trails Committee members would like the trail to accommodate equestrians and to be kept clear of encroaching vegetation. According to the Town Engineer, the trail standard for a multi-use trail that should accommodate equestrians and other users is 6' wide with a rock base. The plans show the trail as 6' – 7' wide.

   On Sheet A-1.5, a note indicates that the existing post and rail fence along the Priory side of the trail will be extended basically up to the Rutherford house, along the road frontage. No other permanent fencing is shown on the proposed plans. There was mention of a possible fence between the softball field and the track at the December 5 planning commission meeting, but that would be a temporary fence that could be erected for softball games only.

Prior to making recommendations to the planning commission, the ASCC should visit the project site and consider the above comments and any new information presented at the January 14, 2013 ASCC meeting.

The ASCC's recommendations could include statements about the aesthetic impacts of the project, including the shed, the landscaping and the artificial turf. The ASCC can also recommend specific conditions to the planning commission, which could then be applied if the commission were to eventually approve the project. These conditions could relate to the landscaping concept, landscaping maintenance, the shed design, lighting, and other aesthetic and design aspects of the project.

4b. CONTINUED CONSIDERATION -- ARCHITECTURAL REVIEW FOR NEW RESIDENCE WITH DETACHED GUEST HOUSE, TENNIS COURT AND RELATED SITE IMPROVEMENTS, AND SITE DEVELOPMENT PERMIT X9H-646, 187 BOLIVAR LANE, *GOLDBAND*

On December 10, 2012 the ASCC conducted a preliminary review of this proposal for construction of a new, single-story, 3,178 sf contemporary design flat roof residence with attached garage on the subject 3.1-acre Westridge subdivision parcel (see enclosed vicinity map for parcel location). While the ASCC was generally supportive of the request, several preliminary review comments were offered, including those from Westridge Architectural Supervising Committee (WASC) representatives, and the project architect also advised that some project changes were in process. These were to include reconsideration of grading and impervious surface areas and also the addition of some floor area to the proposed main and guest house structures.

The staff report prepared for the December 10, 2012 meeting is attached and the meeting minutes are enclosed. In response to the review comments, the applicant and project design team members have provided the following enclosed plans and materials:

- 1/7/13 Letter from project architect with 1/7/13 letter from property owners and 1/7/13 letter from project architect. The letters specifically address each of the 8 points noted in the 12/10 meeting minutes.
- The project revisions discussed in the 1/7/13 letters are presented on the following enclosed plans, unless otherwise noted, dated 1/7/13, prepared by Field Architecture:

  Sheet A000, Cover Sheet

  Sheet L-1, Landscape Plan and Lighting Plan, Skyline Design Studio
  Sheet L-2, Landscape Water Use Plan, Skyline Design Studio

  Sheet A050, Site Plan
  Sheet A100, Floor Plan
  Sheet A101, Construction Staging Plan
  Sheet A200, Building Elevations
  Sheet A201, Building Elevations
  Sheet A202, Guest Elevations

As noted in the transmittal letter from the applicant, the grading plans were reconsidered, but it was ultimately decided not to change the plans. Thus, the following originally submitted grading plans remain part of the application and are the plans of record relative to the site development permit application:

Civil Plans, Lea and Braze Engineering, Inc., 11/8/12:
Sheet C-1, Title Sheet
Sheet C-2, Grading & Drainage Plan
Sheet C-3, Grading Specifications
Sheet C-4, Details
Sheet C-5, Plan Details
Sheet ER-1, Erosion Control Plan
Sheet ER-2, Erosion Control Details
Sheet SU1-SU6, (six sheets), Topographic Survey, 10/25/12 (Sheets SU5 and U6 include tree identification tables for the trees discussed in the project arborist's report)

These plans are not enclosed, but copies are available at town hall in the planning department and will be available for reference at Monday's ASCC meeting. Also, the following materials considered at the December 10th meeting are still part of the request and will be available for reference at the 1/14 ASCC meeting.

- Arborist's report prepared by Ned Patchett Arboricultural Consultant revised through March 23, 2007.
- Cut sheets for the proposed exterior light fixtures received November 9, 2012 (location for proposed lights is shown on plan Sheet L-1 and A100 and the cut sheets are also included on Sheet L-1).
- Colors and materials board, received November 9, 2012.
- Outdoor Water Use Efficiency Checklist, 11/9/12.

The Build It Green (BIG) Single Family Checklist for the project has been revised to reflect the added floor area of 277 sf. The targeted total BIG points is still well above the required minimum and point compliance and project BIG certification will be administered and monitored through the building permit process.

We also understand that the story poles have been modified to reflect the addition of 262 sf to the main house and 15 sf to the guest house. The following comments are offered to assist the ASCC in completing review and action on the architectural review and site development permit requests.

1. **Overview of plan revisions and responses**. For the most part, the revisions fully address the preliminary review comments. Specific discussion of the grading matter is provided below, but the changes, including the addition of floor area, are as anticipated with the discussions at the December 10th meeting. The neighbor site meeting comments relative to drainage control would be addressed during project grading and building permit oversight in line with the comments from site development committee members as set forth in the December 6, 2012 staff report.

   The revised plans locate the added house floor area on the east side. This includes a new "nook" eating area in the kitchen and shifting of the formal dining room to the north. These changes, while still screened by significant oaks, don't appear to

extend into the oak canopy beyond what was anticipated with the original design. The total proposed house floor area, now at 3,440 sf is still well below the 85% limit of 6,724 sf. Other changes to the main house include addition of a spa and related pathway and landscape features and modifications to the deck and patio features at the northeast corner reflecting the floor area changes and additions. The entry "water feature" has also been reduced in size. Overall, however, the changes are not dramatic relative to the proposals considered at the December site meeting.

The 15 sf addition to the guest house is minimal and the floor area now at 736 sf is still below the 750 sf limit for such accessory structures. The main changes to the guest house are the elimination of the west side deck and associated deck lighting.

Except for elimination of the one light at the guest house deck, the lighting plans remain as considered at the 12/10 meeting. The 1/7 submittal letter from the landscape architect provides the reasoning for not changing the step lights to path lights and, as necessary, this can be discussed further at the ASCC meeting. Overall, however, the scope of house and yard lighting does not appear excessive or out of line with town guidelines. It is too noted that the water features do not include any lighting.

The plans also now clarify the proposed sports court fencing. The fencing is to be post and wire mesh as described on plan sheet L-2. The fencing would be 10 feet high and surround most of the court. It is also noted that the siting has been modified to meet the setback averaging provisions and conforms to the minimum 16-foot setback required for application of the averaging provisions.

2. **Grading plans and construction staging plans**. As noted in the 1/7 transmittal letters, the applicant has decided not to modify the plans to place more fill material on site as suggested at the last meeting. It was determined that keeping the materials cut for driveway and fire truck turnaround installation would likely raise the surface of the tennis court by approximately 1.5 feet and also require loosing additional dirt on site. It was concluded that this was would result in more site disturbance. At the same time, the applicant has advised that every effort will be made as the project proceeds to reduce grading and off-haul as the project work is implemented. It is also noted that if the cut volumes were to be placed on site, then the total grading would exceed 1,000 cubic yards and this would require involving the planning commission in the site development permit process.

   In addition to the above, the 1/7 letter from the project architect states that with the final construction staging plan, an off-haul management plan will be developed to address the concerns of the town and WASC. This final plan should be to the satisfaction of town staff and a designated ASCC member and prior to approval it should be shared with the WASC for comment,

3. **Removal of redwoods, invasive materials, etc**. The revised plans provided for removal of invasive materials are described in the notes on the landscape plan. Included are provisions for dealing with materials along the panhandle driveway. It is noted that several of the west side redwoods are not on the site and the applicant has advised that redwood tree removal would be worked out between neighbors.

4. **Driveway surface materials, entry gates, etc.** Notes on plan Sheet L-2 state that the driveway in the panhandle will be asphalt and on the main part of the site a pervious type of interlocking paver would be used. The product data sheet for the paver material is attached. The letter from the project architect advises that the existing driveway gates are to remain. If any changes were proposed the gates would need to conform to current standards and be set back a minimum of 25 feet from the cul-de-sac property line. Currently, they are set back 15 feet, but are minimal and have a rural character. If, however, the gates need to be repaired, we recommend that they be moved back to the currently required 25-foot distance from the property boundary.

5. **Action on site development permit.** In completing any action on the site development permit, the ASCC should condition the action on compliance with the requirements of site development permit committee members as set forth in the committee reports provided with the attached 12/6 town planner report prepared for the 12/10 ASCC meeting.

Prior to acting on this application ASCC members should consider the above comments and any new information presented at the January 14, 2013 meeting.

4c. CONTINUED CONSIDERATION -- ARCHITECTURAL REVIEW FOR NEW RESIDENCE WITH DETACHED GUEST HOUSE, SWIMMING POOL AND RELATED SITE IMPROVEMENTS, AND SITE DEVELOPMENT PERMIT X9H-647, 45 TAGUS COURT, *KAWAJA*

On December 10, 2012 the ASCC conducted a preliminary review of these applications for residential redevelopment of the subject 1.9-acre Alpine Hills subdivision parcel (see enclosed vicinity map for parcel location). The review included an afternoon site meeting with the opportunity to consider site conditions and neighbor concerns, including viewing of the project site from locations on properties on Alhambra Court. Based on the site meeting and discussion at the evening 12/10 meeting, the ASCC provided preliminary review comments and project review was continued to the regular January 14, 2013 ASCC meeting.

For background, attached is the December 6, 2012 staff report prepared for the 12/10 meeting and the meeting minutes are enclosed. The minutes contain a summary list of specific review comments. In response to the preliminary review process and comments, the applicant and project design team have provided the following attached or enclosed materials:

- Enclosed revised plans, unless otherwise noted, revised through 1/4/13, and prepared by Backen Gillam Architects:

  Civil Plans, Giuliani & Kull, Inc., 1/3/13:
  Sheet C-1, Cover Sheet
  Sheet C-2, Grading & Drainage Plan
  Sheet C-3, Erosion Control Plan

  Sheet L1.1, Landscape Plan, Whisler Land Planning

  Sheet A1.0, Site Plan-Existing

Sheet A1.1A, Site Plan – Proposed Ground Floor Plan
Sheet A1.1B, Site Plan – Proposed Upper Floor Plan
Sheet A1.2, Site Lighting and Finish Plan
Sheet A2.1, Ground Floor Plan
Sheet A2.2, Upper Floor Plan
Sheet A2.3, Roof Plan
Sheet A3.0, North Elevation East Elevation
Sheet A3.1, South Elevation Section B-B'
Sheet A3.2, West Elevation Section A-A'
Sheet A3.3, Garage Elevations and Sections

- Attached "*Responses to comments from Dec 10th ASCC Meeting regarding Site Development Permit X9H-647, 45 Tagus Court, Kawaja*." This document contains a point-by-point response to the issues set oroth in the summary list of comments in the 12/10 meeting minutes. It includes photos, plan adjustment sheets and other materials to facilitate understanding and the context for the responses. Also included is a product sheet to support comments on the proposed integral, 30-year life finish for the planned metal roof.

- Attached November 20, 2012 "*Arborist's Report*," McClenahan Consulting. The trees discussed in the report are identified by number on plan Sheet L1.1. Tree #11 is the chinese pistache that is to be relocated to screen views to and from the properties to the west, but it is not numbered on the plan sheet. It is also noted that the oak east of the guest/pool house site (tree #8) has been treated for the identified fungus and the intent of the project remains to preserve the tree if possible.

Provided with the plans considered at the 12/10 meeting and still part of the formal application are the following materials:

- Attached cut sheets for the proposed exterior light fixtures received November 19, 2012 (location for proposed lights is shown on revised plan Sheet A-1.2)
- Colors and materials board received November 19, 2012. The board was found generally acceptable at the 12/10 meeting subject to the clarification of the manner in which the roof color is applied. The colors and materials board will be available for reference at the January 14th meeting.
- Outdoor Water Use Efficiency Checklist, 11/19/12
- Sheet A0.1, Cal Green Checklist (GreenPoint Rated Checklist Targeting 160 BIG points)

The following comments are offered on the plan revisions to assist the ASCC in considering actions for the subject applications at the January 14, 2013 meeting:

1. **Recent written communications**. At the December 10th meeting the ASCC received the attached 12/10/12 letter from Virginia Bacon, 205 Golden Oak Drive. Since the meeting we have received one additional written comment. This is the attached December 27, 2012 email from Greg Corrales and Max Paley, 410 Golden Oak Drive. The ASCC should consider views from Golden Oak drive in the vicinity of 410 Golden Oak relative to the concerns noted in the email. We had considered a second site meeting to the 410 Golden Oak Drive property, but the owners advised they would not be available to allow access for such a meeting on Monday afternoon.

2. **Overview of plan revisions and response comments.** The attached response to comments from the applicant is a very detailed document. It includes revisions or comprehensive responses to the preliminary review concerns and the ASCC will need to determine if the changes, clarifications and supporting comments and data adequately address the preliminary review issues. The comments don't specifically respond to the input from the residents at 410 Golden Oak Drive, but those were provided to the applicant and we assume some additional input will be offered on them at Monday's meeting. It is noted that there are two larger oaks on the east side that will provide for some screening of views to and from the proposed house and the properties in the vicinity of 410 Golden Oak Drive. There is also an elevation difference of roughly 50 feet with the house on 410 Golden Oak lower in elevation than the subject building site.

   It is also noted that the plan revisions include details for the driveway entry gate. Sheet L-1.1 provides these and they include a maximum four-foot height, 53% opacity and 25-foot setback from the front parcel line, all in compliance with town standards. Further, the gate is to have a metal frame and post clad with wood and the horizontal members would also be of the same cedar matching the wood to be used on the house siding.

   Overall, we believe that given the findings of the site meeting and the constraints of site conditions, the project is basically consistent with town standards and guidelines. We do have some remaining lighting concerns as discussed below, but the revisions and clarifications appear to significantly respond to the issues relative to west side view concerns. Changes to the guest unit and the main house and landscape efforts appear to be responsive to the concerns and consistent with town design guidelines.

   We do understand, however, that there are still concerns with neighbors on Alhambra Court over the site changes that would result from the project and the ASCC will need to balance these concerns with the limitations faced by the applicants in developing the project plans. (Also, see attached 1/10/12 letter from Mr. Mike Nuttall, 55 Alhambra Court relative to the plan revisions.)

3. **Storage space over garage.** A floor plan has been provided for this proposed 580 sf storage space and, as previously noted, the maximum height in the space would be under 7.5 feet. The town has considered such spaces by building code as non-living spaces and the space would not be "conditioned," for heating, etc., and typically would not be counted as floor area. The plans, therefore, do not include the area in the floor area calculations.

   The above notwithstanding, we do have concerns with the design mainly because of the full exterior stair access, lighting and window areas. As designed, the space could be converted for some "living" activities and this could raise an issue relative to floor area compliance. If the ASCC finds the storage use acceptable, then we recommended that the west side window area be reduced or eliminated and that a deed restriction be required to ensure the space is only used for storage. Alternatively, the ASCC could require the window changes suggested and that also that there only be access to the storage area by an interior pull down stair, with elimination of the proposed exterior stair access. This would be the more typical

approach to such a storage use and would eliminate the recommendation for a deed restriction.

(Note: The town policies and ordinances don't specifically address attic type of storage uses relative to floor area and eventually will need to be clarified to avoid the issues discussed above.)

4. **Exterior lighting.** Our main concern with the revised lighting plan is associated with the pool and pool trough lighting. The number of lights and potential for glow at night need to be considered carefully. Without a better understanding of the lighting, we would recommend that the scope of pool lighting, particularly in the trough wall area, be significantly reduced.

5. **Action on site development permit.** In completing any action on the site development permit, the ASCC should condition the action on compliance with the requirements of site development permit committee members as set forth in the committee reports provided with the attached 12/6 town planner report prepared for the 12/10 ASCC meeting.

Prior to acting on this application ASCC members should consider the above comments and any new information presented at the January 14, 2013 meeting.

4d. CONTINUED CONSIDERATION -- ARCHITECTURAL REVIEW FOR NEW RESIDENCE WITH DETACHED GUEST HOUSE, AND RELATED SITE IMPROVEMENTS, AND SITE DEVELOPMENT PERMIT X9H-645, 10 SIOUX WAY, *CLARK*

On December 10, 2012 the ASCC conducted is a preliminary review of these applications for residential development of the subject 1.09-acre, vacant Arrowhead Meadows subdivision property. The preliminary review included an afternoon site meeting and the most immediate neighbor was present at that meeting. Based on the site meeting findings and evening discussion, ASCC members identified a number of concerns and provided preliminary review comments for consideration by the project design team.

In response to the preliminary review process, the applicant has provided revised plans and reset the story poles at the site to reflect the revised house design. Further, the site plans have been modified to ensure saving of the two blue oaks of concern during the 12/10 review. The revised plans are evaluated in the enclosed January 14, 2013 report from interim planning manager Steve Padovan. Provided with the report are materials considered at December 10th meeting and the minutes from the meeting are enclosed.

Prior to completing action on the subject applications, the ASCC should visit the project site again and consider the staff report as well as any new information provided at Monday's ASCC meeting. Any action on the site development permit should be conditioned on compliance with the requirements of site development committee members as included with the enclosed staff report.

5a. REVIEW FOR CONFORMITY TO PROVISIONS OF CONDITIONAL USE PERMIT X7D-156, "JELICH RANCH," 683 PORTOLA ROAD, *WHITE*

This request is for additions to the main house on the subject 13.8-acre Portola Road property (see attached vicinity map) that is subject to the provisions of conditional use permit (CUP) X7D-156. The project also calls for modifications to barn #4 as identified on use permit documents. ASCC review is required for conformity with the provisions of the approved use permit and also because essentially all projects for parcels fronting on Portola Road require ASCC review and approval.

The proposed house additions and barn #4 modifications are shown on the following enclosed plans, unless otherwise noted, dated 12/2/12 and prepared by Walker Warner Architects:

Sheet A1.0, Site Plan/Cover Sheet
Sheets A1.1 & 1.2, Build It Green Checklist
Sheet A2.0, Basement Plan
Sheet A2.1, Main Floor Plan
Sheet A2.2, Roof Plan
Sheet A3.1, Exterior Elevations
Sheet A4.1, Partial Elevations
Sheet AA2.1, Tractor Barn Floor Plan & Exterior Elevations, 1/7/13
Sheet C-1, Title Sheet (engineering plans), Lea & Braze Engineering
Sheet C-2, Grading and Drainage Plan, Lea & Braze Engineering
Sheet SP1.0, Story Pole Plan, 1/4/13

In addition to the above plans, the applicant has provided the following materials:

- Exterior Materials image (attached), 12/12/12. The attached sheet is a black and white version of the color sheet that will be presented at the ASCC meeting. It states that all exterior materials proposed for the main house additions would match those used on the existing house. These materials and colors were approved by the ASCC at the time the house was rebuilt in 2005-2006.

- Color sample board for IPE decking and standing seam copper roofing proposed for main house, 12/12/12.

- Exterior Materials Barn image (attached), 12/12/12. The attached sheet is also a black and white version of the color sheet that will be presented at the ASCC meeting. This sheet advises that the modified barn would be finished to match the materials used on the existing project room building located next to the existing main Jelich Ranch apple barn. The materials and finishes are also as approved by the ASCC in 2005-2006 and include horizontal board siding and metal roofing.

- Lighting image sheet (attached), 12/12/12. The attached sheet is also a black and white version of the color sheet that will be presented at the ASCC meeting. The sheet shows existing wall, trellis and path fixtures that would be used on the proposed improvements. These fixtures were also previously approved by the town

for use at the site. Cut sheets for the fixtures are also enclosed. The new fixtures are to be located as shown on the floor plan Sheets A2.0, A2.1 and AA2.1.

In addition to the plans and materials, story poles have been installed at the site to model the proposed main house addition consistent with the layout shown on Sheet SP1.0. These will facilitate ASCC review and, particularly, appreciation of how existing site vegetation screens views from the Portola Road frontage to the proposed house addition site. The following comments are also offered to facilitate ASCC project review:

1. **Provisions of CUP X7D-156**. The CUP for use of the subject property was originally granted by the planning commission in September 2002. The permit was amended in May 2005 to clarify provisions for replacement of the main house and those associated with the historic Chilean Woodchoppers house located at the northeast corner of the property. The amendments also provided for clarifications relative to the educational outreach activities authorized by the permit. A copy of the 2005 amended conditions are attached for reference.

   The CUP authorizes a total site floor area of 17,500 sf on the subject 13.8-acre property. The floor area is a "pool" square footage available for use in existing structures and also two possible future structures as follows:

   Existing main house (rebuilt and expanded pursuant to 2005-2006 approvals.)
   Existing Barn 1 & 2 ("Apple Barn" with garage north of the main house, rebuilt and remodeled to include space for educational outreach, i.e., "project room" identified on the proposed submittals, authorized with 2005-2006 approvals.)
   Existing Barn 3, south of the main house rebuilt pursuant to original approved plans.
   Existing Barn 4, southeast of the main house and proposed for modification with the current proposal.
   Existing Historic Tank House, across from Portola Road intersection with Westridge Drive, repaired pursuant to original approved plans.
   Existing Cottage 1, Historic Chilean Woodchoppers house
   Existing Cottage 2, immediately west of tank house
   Future Animal Barn, authorized but no plans specified for the barn
   Future house, authorized up to an area of 7,235 sf for a location possibly in the center of the property between fault zone setback areas

   At the time of the 2005 CUP amendments the applicant advised that more square footage would be allocated to the main house as the intent was for the owners to eventually move into the house on a permanent basis. The applicants now have decided to concentrate improvements in the main house and have indicated that after the additions are completed they would move to the site permanently.

   The existing and proposed floor area for the site is accounted for on plan Sheet A1.0, and the sheet also shows the existing structures and proposed additions and changes to the main house and Barn 4. The only existing building not shown on the plans is the Chilean Woodchoppers house, which is immediately adjacent to Portola Road at the northern end of the parcel. It should be noted that the data on the Sheet for the counted basement area is shown as 683 sf. We, however, have reviewed the calculations with the project architect and find that the actual

countable lower level floor area is 871 sf, or 188 sf greater than shown on the plan sheets. The floor area comments that follow, reflect this correction.

With the proposal, the main house floor area would increase by 2,565 sf and the area of Barn 4 would decrease by 548 sf. The net change in floor area from existing conditions would be an increase of 2,017 sf for a total site floor area of 13,526 sf. This is well under the 17,500 sf authorized with the CUP and leaves 3,974 sf for future expansions. Obviously, the area remaining for a future house would be considerably less than was suggested by the original CUP authorization. At the same time, the additions to the main house are consistent with the objectives shared with the town at the time of the 2005 amendments and, as noted at that time, with main house expansion there would be significantly less pressure for the addition of the allowed for second residence. Even if a second residence were to be considered it would be considerably smaller, with far less potential for impact on the site's apple orchard conditions that would be the case with a new 7,000 sf+ house.

It is also noted that the CUP conditions call for any changes to the site structures to be referred to the town historian for comment. This referral is in process. It is noted, however, that Barn 4 is not considered an historic structure like the tank house and Chilean Woodchoppers house. Further, while the main house is identified in the town's historic element of the general plan, it is only noted as a "resource to provide a record for history," and not as a resource to be preserved. As a result, it was allowed to be rebuilt, but had to conform to the original house appearance including exterior materials and finishes. Thus, this is the reason that the house and proposed additions include finishes that are lighter than what is sought with the town's current light reflectivity control policies.

2. **Main house additions**. The proposed house additions would occur on the south side of the existing residence at the western end. The additions include a master bedroom suite with office on the main level, essentially at that same floor elevation as the main level of the existing house, and a lower largely basement storage area. There is to be some remodeling of the existing house basement and an upper level mudroom to provide for transitions between the existing and new floor areas. Further, a deck extension is planned on the west side that would serve both the existing "great room" and the master suite. Below the deck is an outside storage area that would have trellis screens. This area would also access the basement storage. Of the basement level, 871 sf must be counted as floor area with the remaining 683 sf being exempt pursuant to the town's "basement" regulations.

   The exterior of the existing main house would not change except for minor door changes to access the new rear level deck. The additions have minimum impact on the form of the existing house, but have been designed to fully match the "historic" architecture, including single story form and exterior materials and finishes. The only new material to be introduced is the standing seam copper roof that would be applied over the new "office" area and the south side bathroom extension.

   The proposed house additions can be accomplished with little grading, except for the basement excavation. The volume of earthwork noted on the plans includes the basement excavation, which does not count against the volumes that trigger higher-level site development permit review procedures. In this case a site development

permit would be required, and the town public works director would be the approving authority for the permit.

The house addition would require removal of a few walnut and apple trees as shown on plan sheet C-2. The basement excavation also comes very close to a multi-trunk oak that is immediately east of the addition. As will be apparent with a site inspection, the oak is likely at risk, particularly with the current basement plan. This tree along with east side redwoods and a large eucalyptus tree effectively screen views from Portola Road to the house addition area and even beyond to the area of Barn 4.

We have discussed the potential oak tree impacts with the project architect and he is to review the matter with the applicants and determine what design changes should be considered to protect the tree. We understand that the desire is to save it and that this may require scaling back of the basement area and related excavation. The design team will provide additional input on this matter at the ASCC meeting. In any case, a detailed tree protection plan should be provided and this should include the recommendations of an arborist to ensure tree preservation. The oak in question will need to be trimmed to accommodate the house addition and the arborist should also guide the trimming.

The house additions are over 115 feet from Portola Road and well removed from the required 50-foot front yard setback area. The addition heights range from roughly 14 feet to just under 20 feet and are well below the 28 and 34-foot height limits.

Overall, with the protection of existing vegetation and use of existing exterior materials and finishes, the addition should result in little overall visual impact within the Portola Road corridor and would be consistent with the basic intent of the approved CUP. Further, with time the proposed copper roofing would age and have minimal potential for visual impacts.

3. **Tractor Barn #4 Modifications, reduction of agricultural use area in fault setback**. The tractor barn changes would reduce the size from 2,223 sf to 1,675 sf. It would remain a very low profile building that is not visible in any significant way from the Portola Road corridor. Currently the building has dark wood siding. The plans, however, are to remodel the building to match the siding and finish used on the project room at Barn 1 (see attached image sheet).

   While significantly smaller than the existing barn, it would include the small office and plumbing fixtures in the existing building as authorized with the original CUP approval. The location, general condition and proposed uses conform to the approval CUP.

   After the CUP was approved, the town amended its geologic policies and zoning provisions to further limit the size of non-living, agricultural buildings within fault setback areas. As noted on the site plan, the main house and other existing structures are outside of the fault setback area, but barn 4 is not. In this case, the use and agricultural building location were approved prior to ordinance changes, and the proposal is to reduce the scope of area in the fault setback. Thus, we

conclude that subject to building permit plans being approved by the town geologist, the proposal can be found in conformity with the approved CUP.

4. **Exterior lighting**. The floor plan sheets identify the location for proposed new exterior lights. All existing site lighting was approved with previous ASCC actions and the proposed fixtures were authorized for use at the site.

   The new main house fixtures include west side trellis lighting and two new fixtures at new entry doors (Sheet A2.1). Also, four step lights are proposed for the west side exterior stairs and steps. The proposed house lighting is minimal and most fixtures would be on the west side and out of view from Portola Road.

   Only two wall mounted fixtures are proposed for the modified tractor barn. One is an existing fixture at the south side entry door and the other is a new fixture at the north side entry. Again, the scope of lighting is minimal and appears fully consistent with town guidelines and PUD provisions.

5. **Landscaping, fencing, etc**. No new landscape plans are proposed and none appear needed as long as existing vegetation is protected from construction impacts. The main issue is, as noted above, protection of the multi-trunk oak on the east side of the proposed house addition.

6. **Conformity with town green building standards**. Sheet A1.1 and A1.2 provide the current Build It Green calculations for the project. A note on Sheet A1.2 advises that the current calculations don't achieve the minimum required 50 BIG points. Thus, further efforts will be needed before building permits could be issued.

Prior to acting on this request ASCC members should visit the project site and consider the above comments as well as any new information that may be provided at the January 14, 2013 ASCC meeting.

TCV

encl.
attach.

cc. Planning Commission Liaison
Town Council Liaison
Town Manager
Mayor
Applicants
Planning Technician
Interim Planning Manager

Proposed Amendment
CUP X7D-130,
The Priory School

DESCRIPTION

676-WP Floating Curved Shield Wall Sconce features bronze construction with a fully enclosed lamp compartment.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Material
Solid bronze with open top, sides and bottom.

Finish
Natural bronze or two component polyurethane paint, 2.5 mil nominal thickness for superior protection against fade and wear.
Standard: Natural Bronze (NBZ) [Sustainable Design].
Note: Bronze will weather to a dark bronze patina.
Premium: Aluminum Paint (ALP), Black Paint (BK), Bronze Metallic Paint (BM), Dark Platinum Paint (DP), Gold Metallic Paint (GM), Graphite Metallic Paint (GRM), Grey Paint (GY), Verdigris (VG), White Paint (WH) or Custom Color (CC).

Optics
Refer to www.shaperlighting.com for complete photometrics.

Ballast
Integral electronic HPF, multi-volt 120/277V (347V Canada), thermally protected with end-of-life circuitry to accommodate the specified lamp wattage.

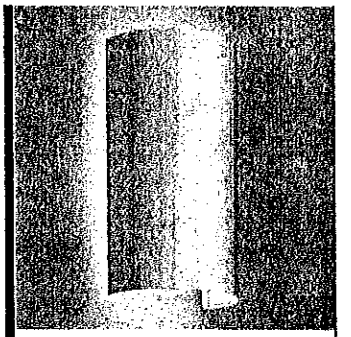
Lamp/Socket
One (1) 26W (G24q-3) quad CFL or 32W (GX24q-3) triple CFL lamp or one (1) 60W A-19 lamp.
CFL socket injection molded plastic. INC socket fired ceramic rated for 660W-250V. Lamps furnished by others.

Installation
Supplied with a universal circular strap for a standard 4" J-box or stucco ring.

Options
Accent Balls (ACB), Floating Cut-Out (FCT), Custom Logos - Contact factory.

Labels
U.L. and C.U.L. listed for wet location.

Modifications
Shaper's skilled craftspeople with their depth of experience offer the designer the flexibility to modify standard exterior wall luminaires for project specific solutions. Contact the factory regarding scale options, unique finishes, mounting, additional materials/colors, or decorative detailing.



676-WP SERIES

Exterior Wall Luminaire
Floating Curved Shield

ARRA

Shaper Lighting certifies that its products satisfy the requirements of Section 1605 of the American Recovery and Reinvestment Act (also known as the ARRA Buy American provision).

SUSTAINABLE DESIGN

Shaper has a long-standing history of offering environmentally-friendly fixtures. The copper and bronze alloys used in our exterior luminaires feature - up to 98% recycled content, contribute less undesirable air emissions compared to painted aluminum and are easy to recycle.

ORDERING INFORMATION

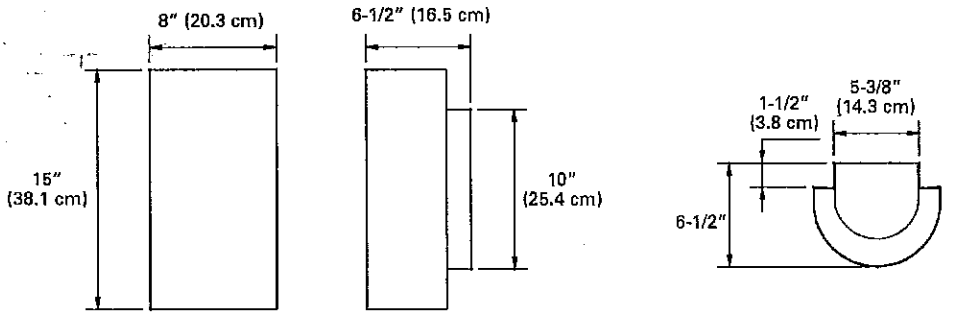
Sample Number: 676-WP-CFL/1/26-277V-BK

Series	Mounting Type	Lamp	Voltage	Finish [2,3]	Options
676 = Floating Curved Shield	WP = Exterior Wall	CFL/1/26 CFL/1/32 INC/1/60	120V 277V [1] 347V [1]	Standard NBZ = Natural Bronze Premium ALP = Aluminum Paint BK = Black BM = Bronze Metallic Paint CC = Custom Color DP = Dark Platinum Paint GM = Gold Metallic Paint GRM = Graphite Metallic Paint GY = Grey VG = Verdigris WH = White	ACB = Accent Balls FCT = Floating Cut Out

Notes:

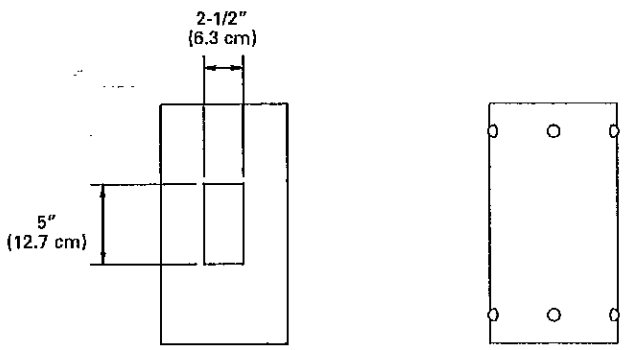
1. Available with CFL only.
2. Premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.
3. Bronze will weather to a dark bronze patina.

MOUNTING TYPE



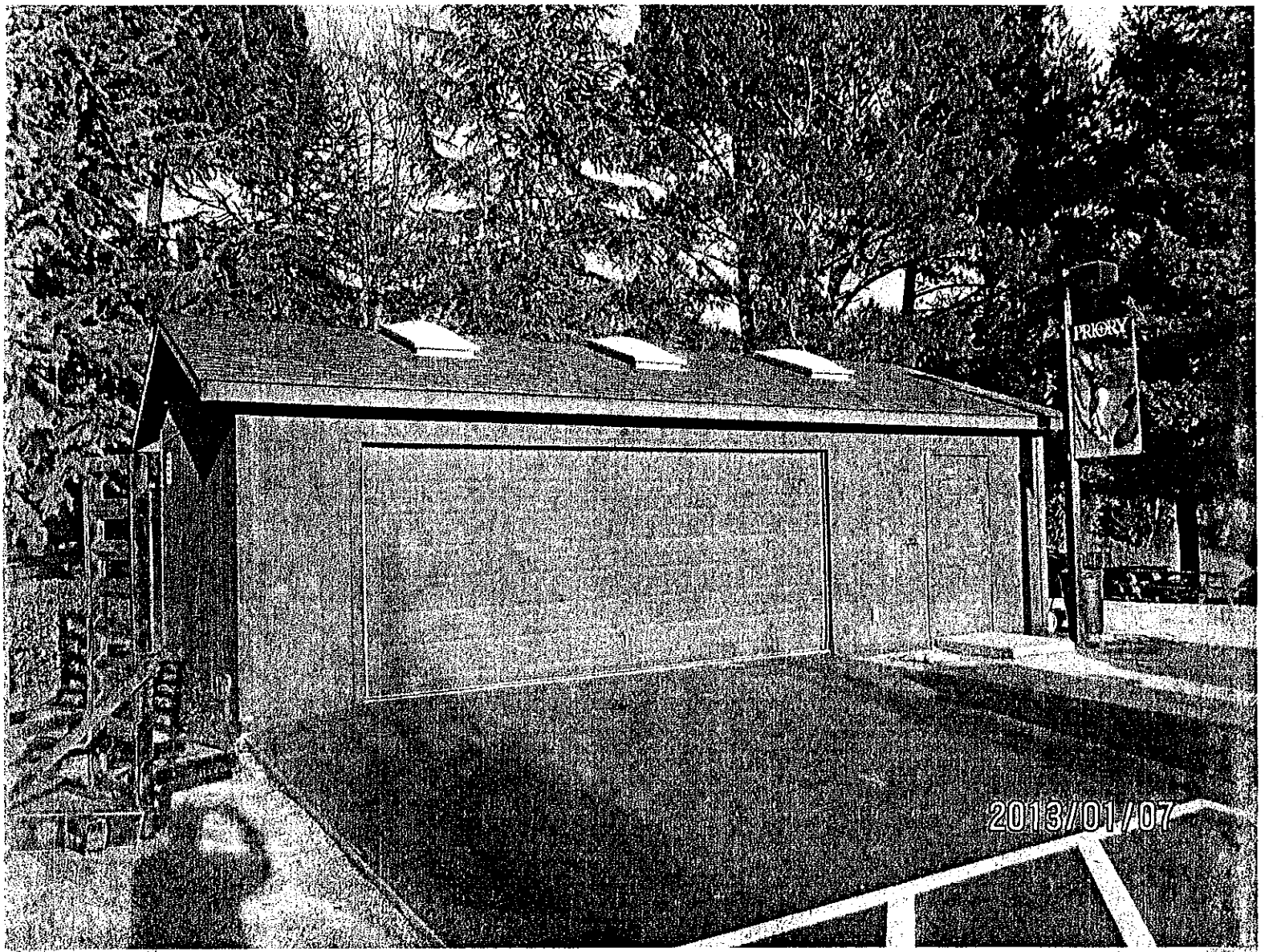
676-WP STANDARD

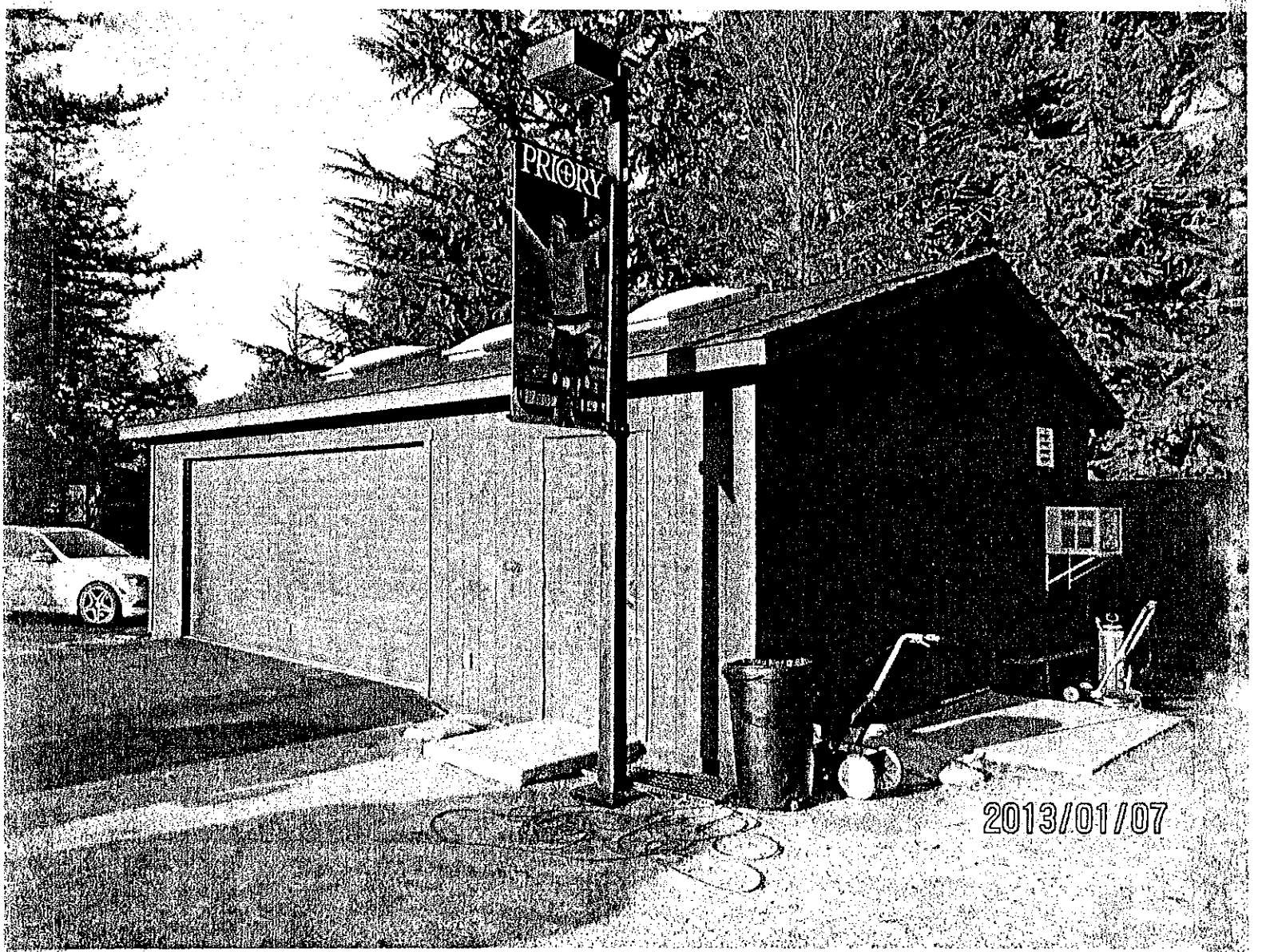
OPTIONS



FLOATING CUTOUT (FCT)

ACCENT BALLS (ACB)


PRIORY
2013/01/07


PRIORY
2013/01/07

PRELIMINARY 9/20/12 revised 9/25/12
Conservation Committee Comments on Priory Plans

1. Removal of trees in bermed area central to entire proposal and approved. All other notated removals OK.
   -Suggest additional removal of Eucalyptus and olives (unless these are sterile) while tree crews working.
2. Keynotes under Proposed Developments look good except D and F – consider leaving more open views across this attractive open space. Already there is too dense a screen planting along the road frontage.
   -Discourage the topping of frontage trees into unnatural hedge – especially the oaks. Allow trees to grow into natural high canopy. Remove some closely growing trees to allow room for natural canopy development.
   - leave groups of redwoods tightly clustered, remove others that are strung out as individuals, leaving open space between groupings.
   -remove as many deodar cedars as possible to allow growth of the existing stunted understory oaks.
3. We strongly recommend the storage shed be placed more appropriately at rear of field area where buildings already exist. No less convenient to fields, and much more visually pleasing. Perhaps on site of current softball field, which will lose its outfield when track goes in.
4. Clearing of non-natives from the channel much appreciated. Long living broom and other weed seeds are in this area - suggest scrape topsoil and replace at upper level. This area will require continued maintenance to protect from regrowth of invasives.
5. Retain the rustic fencing.
6. Underground as much wiring as economically feasible.
7. Meadow extension appreciated
8. Preserving views of hilltops behind Priory important.

9. Plant list appropriate except: - Variety of plants sold as Berkeley Sedge - specify Carex tumulicola and source from reliable grower of natives. Is specified Cornus equivalent to Cornus sericea?
10. Consider moving the track back as far as possible from the road.
11. Specify where bleachers will be placed.
12. Serious consideration needs to be given to the environmental and sustainability aspects of artificial turf.
13. We await arborists report
14. Artificial turf will be contentious. Should sustainability Committee weigh in from that point of view – resource conservation, ecological effects, etc.

Judith Murphy

Subject: FW: Priory Field plans
Date: Thursday, September 27, 2012 8:51 AM
From: Carol Borck <cborck@portolavalley.net>
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, "Tim Molak (TMolak@prioryca.org)" <TMolak@prioryca.org>, "Kevin Schwarckopf (kevin@cjwarchitecture.com)" <kevin@cjwarchitecture.com>
Conversation: Priory Field plans

Trail Committee member additional comment –

From: Ellie Ferrari [mailto:elliemferrari@yahoo.com]
Sent: Wednesday, September 26, 2012 8:57 PM
To: Carol Borck
Subject: Priory Field plans

Carol,

Please note that in regard to the ASCC meeting on Monday re above, I would support a multi-use trail with sufficient foliage on either side to shield users from activities on the playing fields and also the noise and traffic on the Portola Road side.

Thanks for including my comment,

Ellie Ferrari

Subject: FW: Trail Related Comments on Priory New Playing Field Project
Date: Monday, September 24, 2012 3:03 PM
From: Carol Borck <cborck@portolavalley.net>
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, "Kevin Schwarckopf (kevin@cjwarchitecture.com)" <kevin@cjwarchitecture.com>, "Tim Molak (TMolak@prioryca.org)" <TMolak@prioryca.org>
Conversation: Trail Related Comments on Priory New Playing Field Project

Additional comments from Trails committee members...

From: Judith.Hasko@lw.com [mailto:Judith.Hasko@lw.com]
Sent: Monday, September 24, 2012 3:00 PM
To: cathy@vander-bend.com; Carol Borck
Cc: Howard Young
Subject: RE: Trail Related Comments on Priory New Playing Field Project

Thanks Cathy. Those are very detailed and helpful comments. I am constantly running along this path and agree we should maintain plants and trees as you suggest to keep a buffer against the fast moving traffic, while trying to make sure that the width of the trail complies with multi-use parameters. I see this area constantly used by walkers, bicycles and equestrians so it will be very important to accommodate all such users' needs. It is important to address the Priory's plans for competitions using these facilities, particularly discouraging the use of starting guns or loud sound generators that would startle horses. And I do like the fencing and bird houses currently lining the field, and would encourage their preservation.

From: Cathy [mailto:cathy@vander-bend.com]
Sent: Monday, September 24, 2012 2:48 PM
To: cborck@portolavalley.net
Cc: Howard Young; Hasko, Judith (SV)
Subject: Trail Related Comments on Priory New Playing Field Project

Carol,

I have looked over the project plans and walked the trail in front of the Priory this morning. Here are my comments on the Priory New Playing Field Project and Potential Impacts on the Adjoining Multi-use Town Trail.

This portion of the Portola Road trail is popular and gets plenty of use by school kids, walkers, equestrians, runners and bike riders. As a condition of project approval, the existing trail width should be maintained and, if possible, areas that do not currently meet Town standards (4 feet trail tread plus 2 feet cleared area on either side) should be enlarged as close to standard as possible. Note that the existing trail has a 4 foot to 5 foot tread from the Priory entrance road along the existing soccer field - in this area existing oak trees might need to be removed to enlarge the trail. Further along the trail widens to a 6 foot tread with adequate shoulders.

The existing wooden fence that separates the trail from the Priory fields is attractive and should be preserved. There are also many Redwood trees and some cedars (with oaks closer to the entrance road) growing along the trail between the fence and the playing fields. These trees are attractive and form a pleasant buffer between the trail, Portola Rd and the playing fields. Hopefully most of these trees can be preserved.

The proposed addition of native plants to provide increased screening between the playing fields and Portola Rd is a positive aspect of the project. Currently the bank and drainage swale between Portola Rd and the trail contains many invasive plants such as broom and thistles. A condition of approval of the project should be to remove all existing invasive plants and non-natives in this area and plant appropriate native plants both in the drainage swale and on the banks.

In terms of equestrian users needs, while it is desirable to have plantings between the trail and the new playing field(s), there should be some open gaps so that horses can see through to the fields. Horses tend to be afraid of noisy things that they cannot see. If they can get some glimpses of the activity on the fields then they will be less likely to spook at the loud or unfamiliar sounds that

may come from the fields.

The plans seemed to show a running track around the new field. If the Priory plans to hold track and field competitions at the new facility, then there will be a lot of noise at those events including starting guns. Perhaps Priory could agree to post temporary signs at various approaches to their property to warn equestrians when noisy track and field events are being held?

Sincerely,

Catherine Siegel

Trails and Paths Committee

The plans show a "path upgrade" (i.e. an "upgrade" to the trail in front of the Priory) plus additional native plants to increase the screening between the field and Portola Road. I am concerned that that trail, which is already just a minimum width (4 feet) may be further reduced by additional planting. I think we should recommend that the ASCC require that the trail meet Town standards - i.e. that the trail tread is 4 feet wide plus a 2 foot cleared easement on either side. This trail is designated as a "multi-use" trail and we ought to do everything we can to be sure that it remains as wide and clear of intruding foliage as possible.

****

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transaction or matter addressed herein.

For more information please go to http://www.lw.com/docs/irs.pdf
****

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Latham & Watkins LLP

Subject: FW: Priory Field plans and Portola Rd trail
Date: Monday, September 24, 2012 3:54 PM
From: Carol Borck <cborck@portolavalley.net>
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, "Tim Molak (TMolak@prioryca.org)" <TMolak@prioryca.org>, "Kevin Schwarckopf (kevin@cjwarchitecture.com)" <kevin@cjwarchitecture.com>
Conversation: Priory Field plans and Portola Rd trail

Additional Trails comments..

From: Susan Gold [mailto:susanb.gold@gmail.com]
Sent: Monday, September 24, 2012 3:52 PM
To: Carol Borck
Cc: Lynne; judith.hasko@lw.com; Howard Young
Subject: Priory Field plans and Portola Rd trail

Hi Carol,

I would appreciate your forwarding this note to the ASCC:

Lynne Davis and I walked the trail by the Priory on 9/22/12.

I agree heartily with Lynne's comments.

As we consider the Portola Rd. Corridor much conversation has been about views, especially those of the western hills. The trail by the Priory is a good example how how mature native plantings can impinge on a trail, narrowing it and creating a tunnel-like atmosphere.

Views also consist of slices of daily life--watching a game occur, viewing a lovely backyard garden, seeing a horse in a field--too many plantings, for "screening" purposes obscure the variability and variety of the trail experience.

In addition, keeping the trail wide enough for multi-use and pruning up for equestrian purposes requires general maintenance and upkeep and, at times, more immediate work if a large branch or tree falls across the trail. Longer term capital issues may arise as roots begin to disrupt the trail tread.

As a multi-use trail, line of sight is key and with many children (hopefully) using this trail the issues of safety and being in a more "open" environment are also considerations.

I believe we should be very thoughtful and careful whenever plants for "screening" are proposed. We can see what happened in many parts of Town when "screening" plants, now mature and overgrown, obstruct our lovely views.

susan gold

Subject: FW: Priory field plus Ford field
Date: Friday, September 21, 2012 2:04 PM
From: Carol Borck <cborck@portolavalley.net>
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>
Conversation: Priory field plus Ford field

Comments from Lynn embedded in email –

Carol

From: Lynne (CO) [mailto:lynne@davisdata.co]
Sent: Friday, September 21, 2012 1:42 PM
To: LynneDavis; Shelly Sweeney; Judith Hasko; Joe Coleman; Ellie Ferrari; Susan Gold; Judy Paris; Catherine Siegel
Cc: Howard Young; Carol Borck
Subject: Priory field plus Ford field

To Trails Committee members,

1) Have you looked at the plans for the new playing field at the Priory? I did yesterday and am sending these comments to Carol Borck because the ASCC is going to discuss the application again at its meeting on Monday. The plans show a "path upgrade" (i.e. an "upgrade" to the trail in front of the Priory) plus additional native plants to increase the screening between the field and Portola Road. I am concerned that that trail, which is already just a minimum width (4 feet) may be further reduced by additional planting. I think we should recommend that the ASCC require that the trail meet Town standards - i.e. that the trail tread is 4 feet wide plus a 2 foot cleared easement on either side. This trail is designated as a "multi-use" trail and we ought to do everything we can to be sure that it remains as wide and clear of intruding foliage as possible.

2) We just received another note from Carol regarding an application for a proposed driveway through the Ford Field easement. We should also review these plans and be prepared to comment.

Please send your comments on #1 to Carol (cborck@portolavalley.net) before the ASCC meeting on Monday evening. We may have time to address issue #2 at our October meeting but if you have comments on this issue (can you imagine - a driveway through Ford Field???) please send them to Carol as well.

Lynne

Carol Borck

To: Trails Committee
Subject: Woodside Priory

Hello Trails,

The ASCC and Planning Commission would like to get your comments (as soon as possible – so maybe take a look at the plan provide something preliminary) in terms of the path along Portola Road in relation to the proposed field improvements at Woodside Priory. I will place the plan set in your box – please forward comments to me at your earliest convenience.

Thank you,

Carol

Carol,
I don't see mention that the trail will be upgraded to accommodate equestrians. There is no mention that equestrians will be considered.

Thanks for your response.
Joe Coleman
650 575 3000
JOE.COLEMAN@EARTHLINK.NET

Subject: FW: Priory field plans
Date: Monday, September 24, 2012 8:29 AM
From: Carol Borck <cborck@portolavalley.net>
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, "Tim Molak (TMolak@prioryca.org)" <TMolak@prioryca.org>, "Kevin Schwarckopf (kevin@cjwarchitecture.com)" <kevin@cjwarchitecture.com>
Conversation: Priory field plans

Comments from the Trails Committee on the proposed plans..

Carol

From: Lynne (CO) [mailto:lynne@davisdata.co]
Sent: Saturday, September 22, 2012 10:21 AM
To: Carol Borck
Cc: LynneDavis; Shelly Sweeney; Judith Hasko; Joe Coleman; Ellie Ferrari; Susan Gold; Judy Paris; Catherine Siegel
Subject: Priory field plans

Carol,

Susan Gold and I walked the trail in front of the Priory this morning. Please forward my comments below to the ASCC:

This trail is designated as a "multi-use" trail and we ought to do everything we can to be sure that it remains as wide and clear of intruding foliage as possible. The standard for a multi-use trail is that it be a minumum of 8 feet wide with 2 feet clearance on either side. The Portola Road trail does not meet the multi-use standard in quite a few places. However, I believe that the ASCC should require that when the new playing field it installed, the Priory should <u>at least</u> meet the standard for a pedestrian/equestrian trail - i.e. the trail tread should be 4 feet in width with a 2 foot clearance on either side. In order to accomplish this some vegetation will need to be removed (not added to) in the area between the Priory entrance driveway and the beginning of the fence. Ideally, the ASCC might want to require that the Priory upgrade the trail to a multi-use trail along the front of their property.

AR NEW RESIDENCE & X9H-646
187 BOLIVAR LANE, GOLDBAND

Vicinity Map
Scale: 1" = 200 feet

AR & X9H-646 New Residence – Goldband
187 Bolivar Lane, Town of Portola Valley
December 2012

Vicinity Map
Scale: 1" = 200 feet

AR & X9H-646 New Residence – Goldband
187 Bolivar Lane, Town of Portola Valley
December 2012

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JAN 08 2013
TOWN OF PORTOLA VALLEY

1/7/2013

Portola Valley Architectural & Site Control Commission

RE: RESPONSE TO ASCC COMMENTS
187 Bolivar Lane

Below is our response to the comments letter. Our responses are numbered to match the item numbers on the letter. We have revised our plans accordingly and labeled the changes with Revision 1.

1. Please see letter by Owner.
2. (See sheet A-100 for precise location). Added floor area is on West facing side of the house, where it has no visual impact on neighboring properties, and does not encroach into tree drip lines.
3. See Landscape Plans for Tennis court and fencing plans.
4. Construction Staging Plan is provided on sheet A-101. A detailed off-haul management plan will be developed together with selected Contractor in order to minimize disturbance to neighborhood. Plan will include items such as maximum truck trips per day, optimal timing, and clean up in accordance with Town requirements.
5. See Responses to Comments regarding Landscape on following page.
6. Permeable pavers are to be used in significant paved areas (See Responses to Comments regarding Landscape on following page, including specs). Impervious area calculations (See Cover sheet) are based on impervious paving. Therefore, use of pervious pavers specified, will further reduce Impervious coverage. Existing gates are to remain.
7. See Responses to Comments regarding Landscape on following page.
8. See Responses to Comments regarding Landscape on following page.

Kind regards,

RECEIVED
JAN - 8 2013
SPANGLE ASSOC.

Stan Field
Field Architecture, Inc.

455 Lambert Ave Palo Alto, Ca. 94306 | t 650 462 1473 | p 650 462 9554 | www.fieldarchitecture.com

Steve Goldband and Ellen Konar

3 Hawkview St.

Portola Valley, CA 94028

January 7, 2013

Portola Valley Architectural and Site Commission:

During the committee's December 10th review of the plans for our property at 187 Bolivar Lane, we were asked to reconsider the grading plans to reduce the amount of off-haul of materials and achieve a better balance of cut and fill onsite.

We whole-heartedly agreed with the direction, and worked diligently with our civil engineer to reduce the cut, and relocate material on site. Unfortunately, the alternative and initially promising approach we pursued was not successful. It ultimately did not substantially reduce the cut, and generated further disturbance of the site to accommodate the material on site.

Thus, while we remain committed to the goal of reducing cut to an absolute minimum, and using as much of the material on site as is possible within the Portola Valley guidelines; we have opted to use the original grading plan in our submittal.

Know that as we progress in our efforts, we will seek out any and all alternatives to further adjust the plan in line with the desired intent to reduce off-haul and balance cut and fill onsite within guidelines.

Thank you,

Ellen and Steve

photo@goldband.com

1/7/2013

Portola Valley Architectural & Site Control Commission

RE: Landscape Planting & Lighting Plan
Water Use Plan
187 Bolivar Lane

Below is our response to your comments letter. We have numbered our responses to match the item numbers on the letter. We have revised our plans accordingly and bubbled the changes with Rev. 1.

5. We have noted that the lights are to be hand switched on Dwg. L-1. We feel that the quantity of step lights are necessary for safety and will provide less light spill than pathlights. We are happy to discuss this further at the meeting.
6. We have specified the use of Pacific Interlock Pavingstones' Hydro-Flo permeable pavers in significant areas of the pavement.
7. We have noted that we will remove all non-native invasive species on the site. The redwoods are mainly on the neighboring site so their removal will have to be negotiated with them.
8. We have revised the layout of the tennis court to conform to the setback averaging provisions. We have also included notes pertaining to the trimming of two oak trees to facilitate play on the tennis court.

In addition, we have provided details for the sport court fencing on Dwg. L-2.

We hope this answers your concerns and questions, and thank you for your time.

Kind regards,

Diane Hayford
Principal

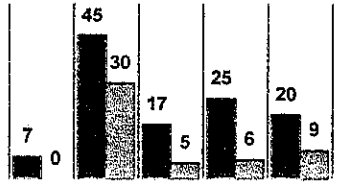
Skyline design studio P.O. Box 3759 Half Moon Bay, CA 94019-3759 (650) 520-4017

GreenPoint Rated Checklist: Single Family

The GreenPoint Rated checklist tracks green features incorporated into the home. **A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.** GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9); and meet the prerequisites A.2.a, H10a., J.2., N.1, and Q0.

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

Total Points Targeted: **114**



This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by enforcing agency. All CALGreen measures within the checklist must be selected as "Yes" or "n/a" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**

Single Family New Home 4.2 / 2008 Title 24

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
A. SITE			Possible Points					
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees							
Yes	a. Protect Topsoil and Reuse after Construction	2	1				1	
Yes	b. Limit and Delineate Construction Footprint for Maximum Protection	1					1	
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)							
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	Y				R		
Yes	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	2				2		
Yes	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	2				2		
	3. Use Recycled Content Aggregate (Minimum 25%)							
Yes	a. Walkway and Driveway Base	1				1		
Yes	b. Roadway Base	1				1		
TBD	**4. Cool Site: Reduce Heat Island Effect On Site**	0	1					
	5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAPI							
Yes	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	1			1			
Yes	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	1			1			
	Total Points Available in Site = 12	**11**						
B. FOUNDATION			Possible Points					
≥20%	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	1				2		

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	**2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)**	0				2		
Yes	**3. Use Radon Resistant Construction** [*This credit is a requirement associated with J4: EPA IAP]	2			2			
Yes	**4. Install a Foundation Drainage System** [*This credit is a requirement associated with J4: EPA IAP]	2				2		
TBD	**5. Moisture Controlled Crawlspace** [*This credit is a requirement associated with J4: EPA IAP]	0			2			
	6. Design and Build Structural Pest Controls							
TBD	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	0				1		
Yes	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	1				1		
	Total Points Available in Foundation = 12	6						
C. LANDSCAPE			Possible Points					
0%	*Enter in the % of landscape area. (Projects with less than 15% of the total site area (i.e. total lot size) as landscape area are capped at 6 points for the following measures: C1 through C7 and C9 through C11.*							
Yes	**1. Group Plants by Water Needs (Hydrozoning)**	2					2	
TBD	**2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement**	0					2	
	3. Construct Resource-Efficient Landscapes							
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1	
Yes	b. No Plant Species Will Require Shearing	1				1		
Yes	c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species	2					3	
	4. Minimize Turf in Landscape Installed by Builder							
Yes	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	0					2	
≤10%	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	0					4	
TBD	**5. Plant Shade Trees**	0	1	1			1	
	6. Install High-Efficiency Irrigation Systems							
Yes	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	0					2	
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	0					3	
TBD	**7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil**	0					3	
	8. Rain Water Harvesting System							
TBD	a. Cistern(s) is Less Than 750 Gallons	0					1	
TBD	b. Cistern(s) is 750 to 2,500 Gallons	0					1	
TBD	c. Cistern(s) is Greater Than 2,500 Gallons	0					1	
TBD	**9. Irrigation System Uses Recycled Wastewater**	0					1	
TBD	**10. Submetering for Landscape Irrigation**	0					1	
	11. Design Landscape to Meet Water Budget							
Yes	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	0					1	
Yes	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	0					1	

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	**12. Use Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing** A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content E) Finger-Jointed or F) Local	1				1		
Yes	**13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	1	1					
	Total Points Available in Landscape = 35	8						
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points					
	1. Apply Optimal Value Engineering							
TBD	a. Place Joists, Rafters and Studs at 24-Inch On Center	0				3		
Yes	b. Door and Window Headers are Sized for Load	1				1		
Yes	c. Use Only Cripple Studs Required for Load	1				1		
	2. Construction Material Efficiencies							
TBD	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2		
TBD	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	0				6		
	3. Use Engineered Lumber							
Yes	a. Engineered Beams and Headers	1				1		
Yes	b. Wood I-Joists or Web Trusses for Floors	1				1		
Yes	c. Engineered Lumber for Roof Rafters	1				1		
Yes	d. Engineered or Finger-Jointed Studs for Vertical Applications	1				1		
Yes	e. Oriented Strand Board for Subfloor	1				1		
Yes	f. Oriented Strand Board for Wall and Roof Sheathing	1				1		
Yes	**4. Insulated Headers**	1		1				
	5. Use FSC-Certified Wood							
TBD	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	0				6		
TBD	b. Panel Products (Minimum 40%)	0				3		
	6. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)							
TBD	a. Floors	0				2		
TBD	b. Walls	0				2		
TBD	c. Roofs	0				1		
TBD	**7. Energy Heels on Roof Trusses** (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0		1				
	8. Install Overhangs and Gutters							
Yes	a. Minimum 16-Inch Overhangs and Gutters	1				1		
Yes	b. Minimum 24-Inch Overhangs and Gutters	1		1				
	9. Reduce Pollution Entering the Home from the Garage [*This credit is a requirement associated with J4: EPA IAP]							
No	a. Install Garage Exhaust Fan OR Build a Detached Garage	0			1			
No	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	0			1			
	Total Points Available in Structural Frame and Building Envelope = 39	11						
E. EXTERIOR			Possible Points					
TBD	**1. Use Environmentally Preferable Decking**	0				2		
TBD	**2. Flashing Installation Techniques Specified and Third-Party Verified** [*This credit is a requirement associated with J4: EPA IAP]	0				1		

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	**3. Install a Rain Screen Wall System**	0				2		
TBD	**4. Use Durable and Non-Combustible Siding Materials**	0				1		
Yes	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	2				2		
	Total Points Available in Exterior = 8	**2**						
F. INSULATION			Possible Points					
	1. Install Insulation with 75% Recycled Content							
TBD	a. Walls	0				1		
TBD	b. Ceilings	0				1		
TBD	c. Floors	0				1		
	Total Points Available in Insulation = 3	**0**						
G. PLUMBING			Possible Points					
	1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)							
Yes	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]	2		1			1	
TBD	b. Use Engineered Parallel Plumbing	0					1	
TBD	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0					1	
TBD	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	0		1			2	
TBD	e. Use Central Core Plumbing	0		1		1	1	
	2. Water Efficient Fixtures							
Yes	a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 80 psi. (Multiple showerheads shall not exceed maximum flow rates) (CALGreen code if applicable)	3					3	
Yes	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	1					1	
Yes	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	1					1	
Yes	**3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)**	2					2	
	Total Points Available in Plumbing = 12	**9**						
H. HEATING, VENTILATION & AIR CONDITIONING			Possible Points					
	1. Properly Design HVAC System and Perform Diagnostic Testing							
Yes	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	4		4				
Yes	b. Test Total Supply Air Flow Rates [*This credit is a requirement associated with J4: EPA IAP]	1		1				
Yes	c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)	1		1				
	2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]							
Yes	a. Furnaces	2			2			
Yes	b. Water Heaters	2			2			
TBD	**3. Install High Performing Zoned Hydronic Radiant Heating**	0		1	1			
TBD	**4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants**	0	1					
	5. Design and Install Effective Ductwork							
TBD	a. Install HVAC Unit and Ductwork within Conditioned Space	0		1				
TBD	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	0		1				

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	**6. Install High Efficiency HVAC Filter (MERV 6+)** [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	**7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards** [*This credit is a requirement associated with J4: EPA IAP]	0			1			
Yes	**8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat** (CALGreen code if applicable)	1			1			
	9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)							
TBD	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	0		1				
Yes	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	1		1				
TBD	c. Automatically Controlled Integrated System with Variable Speed Control	0		3				
	10. Advanced Mechanical Ventilation for IAQ							
Yes	a. *Required:* Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) [*This credit is a requirement associated with J4: EPA IAP]	Y			R			
Yes	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	1			1			
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2			
TBD	**11. Install Carbon Monoxide Alarm(s)** (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with J4: EPA IAP]	0			1			
	Total Points Available in Heating, Ventilation and Air Conditioning = 27	13						
I. RENEWABLE ENERGY			Possible Points					
TBD	**1. Pre-Plumb for Solar Water Heating**	0				1		
TBD	**2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof**	0				1		
0.0%	**3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind)** *Enter % total energy consumption offset, 1 point per 4% offset*	0		25				
	Total Available Points in Renewable Energy = 27	0						
J. BUILDING PERFORMANCE			Possible Points					
	1. Building Envelope Diagnostic Evaluations							
TBD	a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	b. House Passes Blower Door Test [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	c. Blower Door Results are Max 2.5 ACH_{50} for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH_{50} for Balanced Systems (2 Total Points for J1b. and J1c.)	0		1				
Yes	d. House Passes Combustion Safety Backdraft Test	1			1			
15%	**2. *Required:* Building Performance Exceeds Title 24 (Minimum 15%)** *(Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)*	30		≥30				
TBD	**3. Design and Build Near Zero Energy Homes** *(Enter number of points, minimum of 2 and maximum of 6 points)*	0		6				

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	**4. Obtain EPA Indoor airPlus Certification** *(Total 42 points, not including Title 24 performance; read comment)*	0			2			
Yes	**5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)**	1		1				
	6. Participation in Utility Program with Third Party Plan Review							
TBD	a. Energy Efficiency Program [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1				
	Total Available Points in Building Performance = 45+	32						
K. FINISHES			Possible Points					
TBD	**1. Design Entryways to Reduce Tracked-In Contaminants**	0			1			
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)							
Yes	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs Regardless of Sheen)	0			2			
Yes	**3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]**	2			2			
Yes	**4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)**	2			2			
TBD	**5. Use Recycled-Content Paint**	0				1		
	6. Use Environmentally Preferable Materials for Interior Finish A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local							
TBD	a. Cabinets (50% Minimum)	0				3		
TBD	b. Interior Trim (50% Minimum)	0				2		
TBD	c. Shelving (50% Minimum)	0				2		
TBD	d. Doors (50% Minimum)	0				2		
TBD	e. Countertops (50% Minimum)	0				2		
Yes	**7. Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (CALGreen code if applicable)** [*This credit is a requirement associated with J4: EPA IAP]	Y			0			
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates							
TBD	a. Doors (90% Minimum)	0			1			
TBD	b. Cabinets & Countertops (90% Minimum)	0			2			
TBD	c. Interior Trim and Shelving (90% Minimum)	0			1			
TBD	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**	0			3			
	Total Available Points in Finishes = 27	5						
L. FLOORING			Possible Points					

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	**1. Use Environmentally Preferable Flooring (Minimum 15% Floor Area)** A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, F) Local. *Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs.*	0				4		
TBD	**2. Thermal Mass Floors (Minimum 50%)**	0		1				
TBD	**3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore** [*This credit is a requirement associated with J4: EPA IAP]	0			3			
Yes	**4. All carpet and 50% of Resilient Flooring is low emitting.** (CALGreen code if applicable)	Y						
	Total Available Points in Flooring = 8	0						
M. APPLIANCES AND LIGHTING			Possible Points					
TBD	**1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)**	0		1			1	
	2. Install ENERGY STAR Clothes Washer							
Yes	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	3		1			2	
TBD	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	0					2	
	3. Install ENERGY STAR Refrigerator							
Yes	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	1		1				
TBD	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1				
	4. Install Built-In Recycling Center or Composting Center							
TBD	a. Built-In Recycling Center	0				1		
TBD	b. Built-In Composting Center	0				1		
	5. Install High-Efficacy Lighting and Design Lighting System							
TBD	a. Install High-Efficacy Lighting	0		1				
TBD	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0		1				
	Total Available Points in Appliances and Lighting = 13	4						
N. OTHER			Possible Points					
Yes	**1. *Required:* Incorporate GreenPoint Rated Checklist in Blueprints** [*This credit is a requirement associated with J4: EPA IAP]	Y				R		
Yes	**2. Pre-Construction Kick-Off Meeting with Rater and Subs**	1	1					
TBD	**3. Homebuilder's Management Staff are Certified Green Building Professionals**	0	1					
	4. Develop Homeowner Education							
Yes	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	2		1			1	
TBD	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	0			1			
Yes	**5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program**	1		1				
	Total Available Points in Other = 6	4						
O. COMMUNITY DESIGN & PLANNING			Possible Points					
	1. Develop Infill Sites							
TBD	a. Project is an Urban Infill Development	0	1			1		
TBD	b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	0	2					
TBD	**2. Build on Designated Brownfield Site**	0	3					

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	3. Cluster Homes & Keep Size in Check							
TBD	a. Cluster Homes for Land Preservation	0	1			1		
TBD	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0	2			2		
	c. Home Size Efficiency	0				9		
	i. Enter Average Unit Square Footage							
	ii. Enter Average Number of Bedrooms/Unit							
	4. Design for Walking & Bicycling							
	a. Site Has Pedestrian Access Within 1/2 Mile of Community Services: TIER 1: Enter Number of Services Within 1/2 Mile 1) Day Care 2) Community Center 3) Public Park 4) Drug Store 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold							
	TIER 2: Enter Number of Services Within 1/2 Mile 1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware 5) Theater/Entertainment 6) Fitness/Gym 7) Post Office 8) Senior Care Facility 9) Medical/Dental 10) Hair Care 11) Commercial Office or Major Employer 12) Full Scale Supermarket							
	i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1					
	ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1					
TBD	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile	0	1					
TBD	c. Install Traffic Calming Strategies (Minimum of Two): - Designated Bicycle Lanes are Present on Roadways; - Ten-Foot Vehicle Travel Lanes; - Street Crossings Closest to Site are Located Less Than 300 Feet Apart; - Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands	0	2					
	5. Design for Safety & Social Gathering							
TBD	a. All Home Front Entrances Have Views from the Inside to Outside Callers	0	1					
TBD	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors	0	1					
TBD	c. Orient Porches (min. 100sf) to Streets and Public Spaces	0	1					
TBD	d. Development Includes a Social Gathering Space	0	1					
	6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)							
TBD	a. All Homes Have At Least One Zero-Step Entrance	0	1					
Yes	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	0	1					
Yes	c. Locate Half-Bath on the Ground Floor	0	1					
Yes	d. Provide Full-Function Independent Rental Unit	1	1					
	Total Achievable Points in Community Design & Planning = 35	1						
P. INNOVATION			Possible Points					
	A. Site							
	1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.)							
Yes	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	1	1					
TBD	b. Install Bio-Retention and Filtration Features	0	2					
Yes	c. Route Downspout Through Permeable Landscape	1	1					
Yes	d. Use Non-Leaching Roofing Materials	1	1					
TBD	e. Include Smart Street/Driveway Design	0	1					

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3					
	C. Landscape							
Yes	1. Meet Local Landscape Program Requirement	2					2	
	D. Structural Frame & Building Envelope							
	1. Design, Build and Maintain Structural Pest and Rot Controls							
Yes	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	1				1		
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood	0				1		
Yes	2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements [*This credit is a requirement associated with J4: EPA IAP]	2			1	1		
	E. Exterior							
TBD	1. Vegetated Roof (Minimum 25%)	0	2	2				
	G. Plumbing							
TBD	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)	0					1	
TBD	2. Greywater System Operational (Includes Washing Machine at Minimum)	0					2	
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	0					1	
TBD	4. Composting or Waterless Toilet	0					2	
TBD	5. Install Drain Water Heat-Recovery System	0		1				
TBD	6. Install a Hot Water Desuperheater	0		2				
	H. Heating, Ventilation, and Air Conditioning							
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7) [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	2. Design HVAC System to Manual T for Register Design	0		1				
	K. Finishes							
TBD	1. Materials Meet SMaRT Criteria *(Select the number of points, up to 5 points)*	0				5		
	N. Other							
TBD	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				2		
	2. Educational Signage of Project's Green Features							
TBD	a. Promotion of Green Building Practices	0	1					
TBD	b. Installed Green Building Educational Signage	0	1					
	3. Innovation: List innovative measures that meet green building objectives. Enter in the number of points in each category for a maximum of 4 points for the measure in the blue cells. Points achieved column will be automatically fill in based on the sum of the points in each category. Points and measures will be evaluated by Build It Green.							
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
	Total Achievable Points in Innovation = 33+	8						
Q. CALIFORNIA CALGreen CODE			Possible Points					
Yes	Home meets all applicable CAL Green measures listed in above Sections A - P of the GreenPoint Rated checklist.	Y	R					

Enter Project Name

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions. *The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.*							
Yes	1. CALGreen 4.106.2 Storm water management during construction.	Y						
Yes	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	Y						
TBD	3. CALGreen 4.303.1 As an alternative to perscriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	N						
Yes	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	Y						
Yes	5. CALGreen4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	Y						
Yes	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	Y						
Yes	7. CALGreen 4.505.3 19% moisture content of building framing materials	Y						
Yes	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	Y						
	Total Achievable Points in California Green Code = 0	0						
Summary								
	Total Available Points in Specific Categories		35	96+	44	110	56	
	Minimum Points Required in Specific Categories	50	0	30	5	6	9	
	Total Points Achieved	**114**	**7**	**45**	**17**	**25**	**20**	

Project has met all recommended minimum requirements

- *Total Project Score of At Least 50 Points*
- *Required measures*
  - [illegible]
  - [illegible] *ASHRAE 62.2 (Mechanical Ventilation Standards)*
  - [illegible]
  - [illegible] *GreenPoint Rated Checklist into blueprints*
- *Minimum points in specific categories:*
  - *Energy (30 points)*
  - *IAQ/Health (5 points)*
  - *Resources (6 points)*
  - *Water (9 points)*

PACIFIC INTERLOCK PAVINGSTONE

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Fax 408.257.3849

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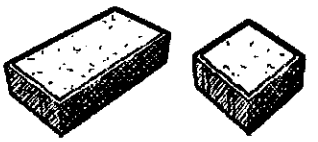


GENERAL SPECIFICATIONS

Section Includes
- A. Concrete units
- B. Bedding sand
- C Execution

References
- A. American Society of Testing Materials (ASTM)
  1. C 936-08, Standard Specification for Interlocking Concrete Paving Units
  2. C 140, Standard Test Methods of Sampling and Testing Concrete Masonry Units
  3. C 136, Method for Sieve Analysis for Fine and Coarse Aggregate
  4. C 33, Specification for Concrete Aggregates
  5. D 2940, Standard Specification for Graded Aggregate Material for Bases

Quality Assurance
- A. Engage an installer who has successfully completed installations similar in type and size to this project. Installer shall provide certification of experience.
- B. As applicable by state/provincial and local laws, contractor shall hold a current contractor's and business license in the state/ province and locality where work is performed.

Delivery, Storage And Handling
- A. Deliver interlocking pavers to the site in plastic wrapped cubes capable of transfer by fork lift. Unload pavers at job site in such a manner that no damage occurs to the product.
- B. Cover sand and topsoil with waterproof covering to prevent exposure to rainfall or removal by wind. Secure the covering in place.

Environmental Conditions
- A. Do not install sand or pavers during heavy rain or snowfall.
- B. Do not install frozen sand or topsoil.

PART 2: PRODUCTS

E: 12" x 6" x 3 1/8"
Stones per SF: 2
Stones per pallet: 144
Coverage: 72 sf per pallet
Weight: 34# / sf, 2493# / plt

E: 6" x 6" x 3 1/8"
Stones per SF: 4
Stones per pallet: 288
Coverage: 72 sf per pallet
Weight: 31# / sf, 2291# / plt

Meets the requirements of ASTM C936-08: Average compressive strength not less than 8000psi (55MPa) with no individual unit less than 7200 psi (50 MPa). Dimensional tolerance: Measured length or width shall not differ by more than ±0.063" [1/16"] (±1.6mm) from specified dimensions. Measured height shall not differ by more than ±0.125" [1/8"] (±3.2mm) from the specified dimensions. Test results are certified by the manufacturer.

CRUSHED STONE FILLER, BEDDING, BASE AND SUBBASE
No Substitutions Permitted

A. Crushed stone with 90% fractured faces, LA Abrasion < 40 per ASTM C 131, minimum CBR of 80% per ASTM D 1883.
B. Do not use rounded river gravel.
C. All stone materials shall be washed with less than 1% passing the No. 200 sieve.
D. Joint/opening filler, bedding, base and subbase: conforming to ASTM D 448 gradation as shown in Tables 1, 2 and 3 below:

Note: No. 89 or finer gradation may be used to fill permeable pavers with narrow joints.

Table 1
ASTM No. 8 Grading Requirements
Bedding and Joint/Opening Filler

Sieve Size	Percent Passing
12.5 mm (1/2 in.)	100
9.5 mm (3/8 in.)	85 to 100
4.75 mm (No. 4)	10 to 30
2.36 mm (No. 8)	0 to 10
1.16 mm (No. 16)	0 to 5

Table 2
ASTM No. 57 Base
Grading Requirements

Sieve Size	Percent Passing
37.5 mm (1 1/2 in.)	100
25 mm (1 in.)	95 to 100
12.5 mm (1/2 in.)	25 to 60
4.75 mm (No. 4)	0 to 10
2.36 mm (No. 8)	0 to 5

Table 3
ASTM No. 2 Subbase
Grading Requirements

Sieve Size	Percent Passing
75 mm (3 in.)	100
63 mm (2 1/2 in.)	90 to 100
50 mm (2 in.)	35 to 70
37.5 mm (1 1/2 in.)	0 to 15
19 mm (3/4 in.)	0 to 5

E. Gradation criteria for the bedding and base:

Note: Dx is the particle size at which x percent of the particles are finer. For example, D15 is the particle size of the aggregate for which 15% of the particles are smaller and 85% are larger.

1. D15 base stone /D50 bedding stone < 5.
2. D50 base stone /D50 bedding stone > 2.

PART 3: EXECUTION

Note: The specifier should be aware that the top surface of the pavers after compaction may be 1/8 to 1/4 in. (3 to 7 mm) above the final elevations after compaction. This difference in initial and final elevations is to compensate for possible minor settling.

Examination

Note: For vehicular areas, specify compaction of the soil subgrade to a minimum of 95% standard Proctor density for dense-graded aggregate bases. Density should be monitored in the field with a nuclear density gauge. Compaction of open-graded bases should be with at least five passes of roller compactor without vibration. Stabilization of the soil and/or base material may be necessary with weak or saturated soils.

A. Verify that base is dry, uniform, even, free of any sediment (if open-graded), and ready to support sand, pavers and imposed loads.

B. Verify gradients and elevations of base are correct.

C. Verify location, type, installation and elevations of edge restraints around the perimeter area to be paved.

D. Beginning of installation means acceptance of base and edge restraints.

Installation

A. Spread the sand evenly over the compacted, dense-graded base course and screed uniformly to 1 – 1 ½ °in. (25 - 40 mm) thickness. The screeded sand s hould not be disturbed. Place sufficient sand to stay ahead of the installed pavers.

B. Ensure that pavers are free from foreign materials before installation.

C. Lay the pavers in the pattern(s) as shown on the drawings. Maintain straight pattern lines.

D. Joints between the pavers shall be between 1/16 in. and 1/8 in. (2 to 4 mm) wide.

E. Fill gaps at the edges of the paved area with cut pavers or edge units.

F. Cut pavers to be placed along the edge with a double-bladed splitter or masonry saw.

G. Compact and seat the pavers into the screeded bedding sand using a low amplitude, 75-90 Hz plate compactor capable of at least 5,000 lbs. (22 kN) centrifugal compaction force

H. Vibrate and compact the pavers again, sweeping excess top sand into the joints and openings until it is within ½ in. (13 mm) from the top surface. This will require at least two or three passes with the compactor. Do not compact within 3-ft (1 m) of
the unrestrained edges of the paving units.

Timing and process for removal of upper lawn and protection of the oaks in the lawn area, removal of invasive materials, and seeding of area where stable and corral are to be removed. At the 11/26 meeting the project architect clarified that the stable and corral area would be seeded with the town's approved native grass mix after the improvements are removed. The other two matters can be handled as approval conditions, but the applicant should clarify the intent relative to timing for removal of the upper lawn area at the December 10, 2012 meeting.

2. **Oak Hills Homeowners Association review and applicant responses**. The AC condenser has been moved to adhere to the HOA requirement for a 50-foot setback from any property boundary and is now on the down hill side of the proposed structure and roughly 68 feet away from the nearest property line.

3. **Site Development Committee review comments**. In addition to the committee member comments provided with the attached November 20, 2012 project report, we have received the attached December 5, 2012 email from the Health Officer stating that the septic plans meet Environmental Health standards. Any action to approve the site development permit should include the provision that all site development committee review requirements be adhered to.

The ASCC should consider the above comments, and any new information presented at the December 10, 2012 meeting prior to completing action on this project.

5a. PRELIMINARY ARCHITECTURAL REVIEW FOR NEW RESIDENCE WITH DETACHED GUEST HOUSE, TENNIS COURT AND RELATED SITE IMPROVEMENTS, AND SITE DEVELOPMENT PERMIT X9H-646, 187 BOLIVAR LANE, *GOLDBAND*

This is a preliminary review of the subject proposal for construction of a new, single-story, 3,178 sf contemporary design flat roof residence with attached garage on the subject 3.1-acre Westridge subdivision parcel (see enclosed vicinity map for parcel location). The project includes a detached, 721 sf single story guest house. Other proposed improvements include minor yard and landscape elements and renovation of a previous tennis court site with a new tennis court.

The project proposes a total volume of grading of 986 cubic yards. This includes 843 cubic yards of cut and 143 cubic yards of fill. Of the cut, 701 cubic yards would be exported from the site. The volume of proposed grading requires the subject site development permit and the ASCC is the approving authority for any such permit where the earthwork totals between 100 and 1,000 cubic yards.

The project is shown on the following enclosed plans, unless otherwise noted, dated 11/7/12, prepared by Field Architecture:

Sheet A000, Cover Sheet

Civil Plans, Lea and Braze Engineering, Inc., 11/8/12:
Sheet C-1, Title Sheet
Sheet C-2, Grading & Drainage Plan
Sheet C-3, Grading Specifications
Sheet C-4, Details

Sheet C-5, Plan Details
Sheet ER-1, Erosion Control Plan
Sheet ER-2, Erosion Control Details
Sheet SU1-SU6, (six sheets), Topographic Survey, 10/25/12 (Sheets SU5 and U6 include tree identification tables for the trees discussed in the project arborist's report

Sheet L-1, Landscape Plan and Lighting Plan, Skyline Design Studio, 11/19/12
Sheet L-2, Landscape Water Use Plan, Skyline Design Studio, 11/19/12

Sheet A050, Site Plan
Sheet A100, Floor Plan
Sheet A200, Building Elevations
Sheet A201, Building Elevations
Sheet A202, Guest Elevations

In support of the plans the applicant has provided the following materials that are attached unless otherwise noted:

- Arborist's report prepared by Ned Patchett Arboricultural Consultant revised through October 16, 2007 March 23, 2007
- Cut sheets for the proposed exterior light fixtures received November 9, 2012 (location for proposed lights is shown on plan Sheet L-1 and A100)
- Colors and materials board, received November 9, 2012 (to be presented at the 12/10 ASCC meeting)
- Outdoor Water Use Efficiency Checklist, 11/9/12
- Build It Green (BIG) Single Family Checklist, received 11/9/12 targeting 154 BIG points.

As noted at the head of this memorandum, the preliminary review is to begin with a site meeting that is scheduled to take place at 2:00 p.m. on Monday, December 10th. Since the project is within the Westridge subdivision area, the Westridge Architectural Supervising Committee (WASC) has been invited to participate in the site meeting. Also, story poles have been installed to facilitate the field evaluation.

At the conclusion of the December 10th review, project consideration should be continued to the regular January 14, 2013 ASCC meeting to permit time for full processing of the site development permit and for the project design team to address any issues that may result from the preliminary review process. Further, project comments have yet to be provided to the town by the WASC.

The following comments are offered to assist the ASCC in preliminary review of the request.

1. **Background, Project Description, Grading and Vegetation Impacts.** In 2007, the ASCC considered and approved plans for residential redevelopment of the subject parcel prepared by Stoecker and Northway for Mr. Tony Fadell. Pursuant to that approval, the property owner received permission from the town to decommission the then existing house and other site improvements and this was accomplished as building permit plans were being processed. The footprint of the original site improvements is shown on the attached vicinity map. The decommissioning of the improvements included recycling as called for in town

codes. Unfortunately, when the new building permit plans were ready to be exercised, the then property owner decided to not proceed with the project and the property was eventually sold. The 2007 project included a main house, detached garage with guest house, swimming pool and other site development elements. The total floor area was over 7,500 sf. (The description of site conditions included in the following comments are partially from the staff report prepared for the 2007 project.)

The subject panhandle parcel is located off of the northeastern end of the Bolivar Lane cul-de-sac bulb. It is at the north end of the Westridge Subdivision, and the parcel's northern boundary is also the town boundary line that is common with the unincorporated Ladera area of San Mateo County. Ladera is within the town's sphere of influence, as defined by the San Mateo County Local Agency Formation Commission (LAFCo), which means if it were ever to pursue incorporation it would have to annex to the town.

As shown on the attached vicinity map, the parcels in Ladera are significantly smaller than the lots in adjoining Portola Valley. Also, as shown on the vicinity map, the majority of the subject parcel's northerly boundary is common with the right of way line of the public street Lerida Court. The site's previously existing improvements were connected to the sanitary sewer line in this street and this sewer will also serve the new project. Thus, there is no on-site sewage disposal system.

A portion of the northern part of the subject property, immediately adjacent to Lerida Court, is designated Pd, i.e., potential for deep landsliding, on the town's map of land movement potential. This Pd area is relatively small and does not impact the any of the areas now proposed for improvements. Except for the small Pd area, the majority of the subject property is designated Sbr on the town's map of land movement potential. This is considered stable bedrock and is the most stable of the mapped land movement potential categories.

The site is oak grassland and the property contains a number of significant oaks. Slopes are gentle to moderate, but most of the topography in the area of previous and proposed improvements is relatively level to gently sloping. Much of the existing level areas are a result of earthwork to accommodate the previous improvements. The proposed 986 cubic yards of grading is for the most part to reconfigure areas that were disturbed by previous site development and to develop the area for the fire truck turnaround as shown on Sheet C-2..

The driveway connection to the existing/proposed building site is within the parcel's panhandle connection to Bolivar Lane. The driveway is roughly 250 to 300 feet in length and passes through existing entry gates along a tree canopied side hill to the building site and we assume the asphalt surface will be repaired and tied into the asphalt surface proposed for guest parking and the fire truck turnaround area. If there are any plans for replacement of the existing driveway gate or other than asphalt driveway surface, these should be clarified to the satisfaction of the ASCC.

The established building site is located on the northwesterly side of the property. At the time of original site development, the western parcel boundary was designated a side property line, with a 20-foot setback required from it. The previous

improvements extended to, or close to, the 20-foot setback and included a detached guest house, swimming pool and a 110 ft. x 56 ft. sports court. The main house and a detached carport were located just to the east of these accessory uses and at a somewhat lower elevation, descending with the slopes of the property as indicated on the attached vicinity map.

The approach to new site development is very much the same as the approach used for the original site plan except that the scope of improvements is significantly less. Further, the new, 3,178 sf house, including attached garage, has been located to avoid all significant trees and minimize grading needed for garage access and house development. Only one tree, i.e., #30 is close to the house, i.e., immediately east of the garage, and this tree is proposed to be removed due to structure concerns identified in the arborist's report.

The new residence is well removed from all property boundaries, i.e., no closer than 95 feet to the nearest neighboring property line. The setbacks, relatively small house size, particularly for Westridge area lots, and low flat roof profile with a maximum downhill height of 22 feet ensure minimum potential for visual impacts to views from surrounding parcels.

The new flat roof, 721 sf guest house would be located along the east side of the driveway just before the driveway curve leading to the garage attached to the main house. This site is located over 46 feet from the nearest parcel boundary. This setback is considerably larger than was the case with the previous guest house and the current plan provides far more separation from the parcel to the west than was the case with original site development or the plans approved by the ASCC in 2007. Further, the maximum height of the guest house would be approximately 17 feet and this also helps to minimize potential for off site visual impacts.

The bulk of the proposed grading is for redevelopment of the original sports court site and improvement of the guest parking/fire truck turnaround area. The grading and landscape plan sheets note that low retaining walls would be used to control the extent of grading for the court, parking and proposed entry improvements. It appears that all the walls would have heights of 2-3 feet or less. Wall material should be specified to the satisfaction of the ASCC. In addition, the tennis court angled walls would extend into the required 20-foot side yard setback areas. Both extensions, i.e., to the west and north, are within 14 to 15 feet of the adjacent property line, but otherwise meet the setback averaging provisions of the zoning ordinance. The court, however, will need to be moved slightly to the east to meet the meet the minimum 16-foot setback that is required when setback averaging is employed.

Overall, we conclude that the approach to site development and scope of proposed improvements is well developed and consistent with the town's basic design guidelines. The scale and mass of structures and the other proposed site improvements maintain the oak grassland character of the site and are substantially less than the original development or the abandoned project approved by the ASCC in 2007. Further, there is ample room on site for construction access and staging, particularly given the size of the proposed improvements.

2. **Site Development Committee Review.** To date, comments have been received from the public works director (attached report dated 12/4/12), town geologist (attached report dated 12/4/12), fire marshal (attached report dated 12/5/12). We have also received the attached 11/27/12 "preliminary" report from the conservation committee with an understanding that a final report will be provided after the 12/10 site meeting. Since the site is served by the existing sanitary sewer system, a health department report is not anticipated at this time.

   Based on the reports received, there appear to be no technical issues with the project plans. The conservation committee has offered some preliminary suggestions for dealing with existing more exotic materials on the site and also noted strong support for the proposed approach to landscaping. The committee has, however, suggested consideration of use of pervious materials to reduce the scope of proposed impervious surface areas.

3. **Compliance with Floor Area (FA), Impervious Surface Area (IS), height and yard setback limits.** The total proposed floor area, including the detached guest house, is 3,899 sf and well under the FA limit for the property of 7,534 sf. The floor area of the main house, including the 563 sf attached garage, is 3,178 sf and far under within the 6,404 sf 85% limit. The floor area in the main house is only 42% of the total allowed floor area.

   The proposed guest house has a floor area of 721 sf and this is below the 750 sf maximum for such an accessory unit. Other aspects of the guest house and its conformity to second unit zoning and policy limitations are discussed below.

   The total proposed impervious surface (IS) area is 12,335 sf and under the 13,265 sf IS limit. The bulk of the IS area is for the replacement of the tennis court and the parking/fire truck turnaround area. Otherwise, there is minimal IS area on the site and, in this case, the applicant has desired to have the tennis court and keep other site improvements to a relative minimum, with the majority of the property maintained in an oak grassland condition.

   House heights range from as low as 10 to 12 feet to approximately 20 feet above adjacent grade and the maximum height is 22 feet. Thus, the house heights fully conform to the 28-foot and 34-foot limits. The guest house has a maximum height of approximately 17 feet and also is well under the single story limit for guest houses (i.e., 18-24 feet maximum) that is required without special ASCC findings.

   Compliance with required yard setbacks is referenced above and demonstrated on site plan sheets. The only issue is with the tennis court encroachments proposed and compliance with setback averaging provisions and this can be addressed with a very small adjustment to the court siting.

4. **Conformance with second unit zoning regulations and accessory structure policy.** The ASCC must make findings pursuant to both the town's accessory unit policy statement and zoning regulations to allow the proposed detached second unit. These matters are evaluated below.

   Second Unit and Accessory Structures Policy Statement, July 29, 1992 (copy attached). The proposed guest house contains 721 sf and is designed to be a

guest unit. It includes living room, full bath, kitchen and bedroom facilities and there is no other second unit proposed on the property.

Zoning Regulations. Second units are permitted on parcels of one acre or larger pursuant to the limitations set forth in Section 18.12.040.B of the zoning ordinance (copy attached). The proposed second unit is served by the same driveway access as the main house, and there would clearly be ample parking on site to meet all parking requirements. The design of the structure matches the architecture proposed for the main house and the location is such that it is well integrated into the proposed house improvements and not separated in any significant way from them. Thus, it appears that the design does conform to the second unit zoning requirements.

5. **Project Design and Exterior Materials**. The proposed architecture for the house and guest house is a very contemporary, low profile design with low profile, boxlike elements and flat roof forms. The approach is more minimalist and intended to result in structures that are subservient to the more native site conditions.

   The proposed exterior material and finishes will further help ensure the project blends into the oak woodland setting of the site. Proposed exterior materials and finishes include:

   - Vertical reclaimed redwood siding
   - Board formed, integral sand color, fly ask concrete siding that has a light reflectivity value (LRV) that appears to be close to the 40% policy maximum.
   - Exposed steel beams with a blackened finish
   - Dark bronze aluminum frame windows and doors
   - Dark bronze frame garage door with frosted glass panels.

   The project includes considerable glazing and these surfaces will likely reflect the oak cover on the site further helping the house and guest house to blend with site conditions.

   Overall, the colors, materials and architectural forms appear appropriate and consistent with town guidelines.

6. **Landscaping/fencing**. Preliminary plans for landscaping layout are shown on Sheets L-1. The plans are minimal and the conservation committee comments fully support the approach to landscaping.

   The plans propose no new fencing and at this time no tennis court fencing is planned. If there are any considerations being given to fencing, these should be shared with the ASCC for review and comment.

7. **Exterior Lighting**. The proposed exterior yard lighting is shown on Sheets L-1, and cut sheets for the proposed fixtures are attached and also included on the plan sheet. The lights are mainly for safe use of stairs and pathways and seem fully consistent with town lighting standards and guidelines.

   Exterior building lighting is shown on Sheet A100. It includes mainly recessed soffit fixtures and very few of these are planned and only at access doors. The lighting

plan appears to fully account for the fact that there is little need for exterior house lighting given the scope of window areas and potential for light spill from within the house.

8. **"Sustainability" aspects of project.** As noted above, the project targets 154 BIG points, whereas under the town's mandatory green building program, the required points total is 75. Compliance with the mandated point total would need to be verified through formal BIG certification.

The ASCC should conduct the preliminary review, including the site visit and offer comments, reactions and directions to assist the applicant and project architect modify plans as may be necessary to allow for eventual final action by the ASCC. Project review should then be continued to the January 14, 2013 regular ASCC meeting.

5b. PRELIMINARY ARCHITECTURAL REVIEW FOR NEW RESIDENCE WITH DETACHED GUEST HOUSE, SWIMMING POOL AND RELATED SITE IMPROVEMENTS, AND SITE DEVELOPMENT PERMIT X9H-647, 45 TAGUS COURT, *KAWAJA*

This is a preliminary review of the subject applications for residential redevelopment of the subject 1.9-acre Alpine Hills subdivision parcel (see enclosed vicinity map for parcel location). The project includes a new, two story, 4,421 sf residence, detached garage with upper level storage space and detached 574 sf single story guest house. Other proposed site changes include a new swimming pool and landscaping improvements.

The project proposes a total volume of grading of 982 cubic yards. This includes 824 cubic yards of cut and 158 cubic yards of fill. The excess cut materials would be exported from the site. The volume of proposed grading requires the subject site development permit and the ASCC is the approving authority for any such permit where the earthwork totals between 100 and 1,000 cubic yards.

The project is shown on the following enclosed plans, unless otherwise noted, dated 11/19/12, and prepared by Backen Gillam Architects:

Sheet A0.00, Title Sheet
Sheet L1.1, (Site and Landscape Plan), Whisler Land Planning, 11/19/12
Sheet A0.1, Cal Green Checklist (GreenPoint Rated Checklist Targeting 160 BIG points)

Civil Plans, Giuliani & Kull, Inc., 11/20/12:
Sheet C-1, Cover Sheet
Sheet C-2, Grading & Drainage Plan
Sheet C-3, Erosion Control Plan

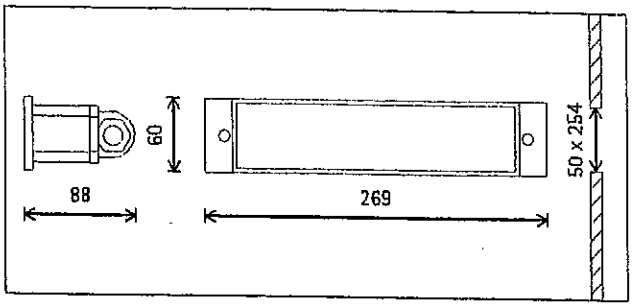
Sheet A1.0, Site Plan-Existing
Sheet A1.1A, Site Plan – Proposed Ground Floor Plan
Sheet A1.1B, Site Plan – Proposed Upper Floor Plan
Sheet A1.2, Site Lighting and Finish Plan
Sheet A2.1, Ground Floor Plan
Sheet A2.2, Upper Floor Plan
Sheet A2.3, Roof Plan

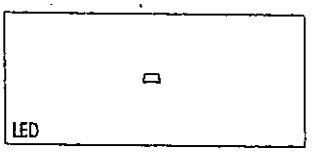
ERCO

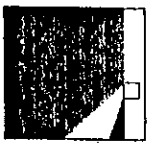
Axis Walklight

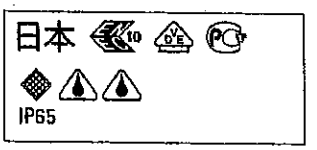
with LED

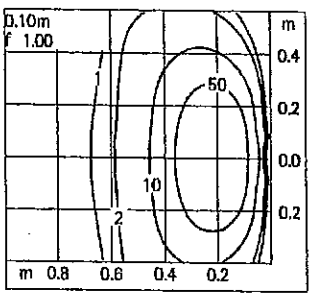
187 Bolivar Lane
Portola Valley











LED 1.7W 230V AC 90lm 4000K neutral white

33750.000 Reflector silver
LED 1.7W 230V AC 90lm 4000K neutral white
Version 2

Product description
Housing: corrosion-resistant cast aluminium, No-Rinse surface treatment. Graphit m, double powder-coated. Fixing element: plastic. Clamp extension 7-20mm.
2 cable entries. Through-wiring possible. 3-pole terminal block.
Asymmetric reflector lens system: aluminium, silver anodised. Optimised screening for the LEDs ensures no direct light emission. LED module.
Cover frame with Softec lens: corrosion-resistant cast aluminium, graphit m double powder-coated.
Protection mode IP65: dust-proof and water jet-proof.
On site protection must be provided using a residual current circuit breaker, FI≤30mA.
Weight 0.85kg

NOV 09 2012

ERCO GmbH
Brockhauser Weg 80-82
58507 Lüdenscheid
Germany
Tel.: +49 2351 551 0
Fax: +49 2351 551 300
info@erco.com

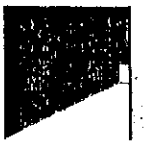
Technical Region: 230V/50Hz
We reserve the right to make technical and design changes.
Edition: 22.10.2011
Current version under
www.erco.com/33750.000

Kubus Façade and bollard luminaires

The outdoor luminaires of the Kubus range feature powerful light sources in an extremely compact form to accentuate façades or illuminate pathways near buildings. The system design of Kubus works universally with square housings using different lighting technologies. The safety glasses fitted within the luminaires produce flush surfaces that are easy to clean. By using recessed housing versions, the Kubus can be integrated into architecture discreetly. The combination of reflectors/lenses for Kubus luminaires results in precise and efficient light emissions without spill light and provides optimum visual comfort.

187 Bolivar Lane
Portola Valley

Washlighting
Wide-beam illumination of pathways and open areas.

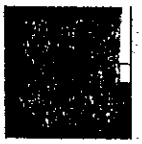


Floor washlights
Asymmetrical washlighting with a wide or deep beam for the illumination of pathways or squares.

LED
3,2W - 6,7W
240lm - 540lm
Wide beam, deep beam

High-pressure discharge lamps
20W
1800lm
Deep beam

Accentuation
Emphasis of the façade produced by a narrow light beam.



Façade luminaires
Asymmetrical light distribution for accentuated façade lighting.

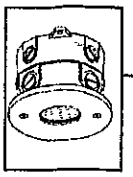
LED
3,2W - 6,7W
240lm - 540lm
Spot

High-pressure discharge lamps
20W
1800lm

ERCO

Technical region: 230V/50Hz
We reserve the right to make technical and design changes.
More information at:
www.erco.com/contact

Edition: 1/11/2011
Latest version available at
www.erco.com/products



BKSSL SOLID STATE LIGHTING

the power of e with adjust-e-lume® TECHNOLOGY

VERSA STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

Example: S - VS - LED - e25 - SP - A6 - MAC - 13 - 11

RECEIVED
NOV 13 2012
SPANGLE ASSOC.

Material
- Blank - Aluminum
- B - Brass
- S - Stainless Steel

Series
- VS - Versa Star™

Source
- LED - 'e' Technology with Integral Driver

LED Type
- e36 - 8WLED/2.7K
- e22 - 8WLED/3K
- e23 - 8WLED/4K
- e24 - 8WLED/Red
- e25 - 8WLED/Green
- e26 - 8WLED/Blue
- e27 - 8WLED/Amber

Optics*
- NSP - Narrow Spot (Red Indicator)
- SP - Spot (Green Indicator)
- MFL - Medium Flood (Yellow Indicator)
- WFL - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity** *(Choose factory setting)*

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

***Please see Adjust-e-Lume® photometry to determine desired intensity.*

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finish

Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Finish

Machined	MAC
Polished	POL
Brushed	BRU *Interior use only.*

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Lens Type
- 12 - Soft Focus Lens
- 13 - Rectilinear Lens

Shielding
- 11 - Honeycomb Baffle

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e36	2700K	8.4	90
e22	3100K	8.4	90
e23	4100K	8.4	75
e24	Red (627nm)	7.9	~
e25	Green (530nm)	8.4	~
e26	Blue (470nm)	7.9	~
e27	Amber (605nm)	7.9	~

L70 DATA

Minimum Rated Life (hrs.) 70% of Initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	Visual Indicator
Narrow Spot	14°	Red Dot
Spot	18°	Green Dot
Medium Flood	25°	Yellow Dot
Wide Flood	36°	Blue Dot

B-K LIGHTING
10420 Bell Ranch Drive • Madera, CA 93636 • USA
Tel: 559.438.5800 • FAX: 559.438.5600
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE: 6-27-12

DRAWING NUMBER: SUB001016

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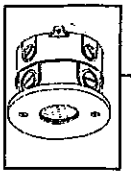


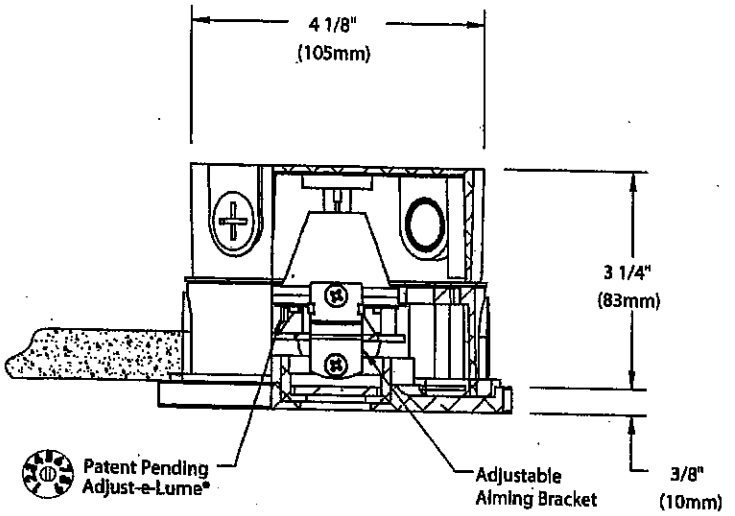
BKSSL SOLID STATE LIGHTING

the power of with adjust-e-lume® TECHNOLOGY

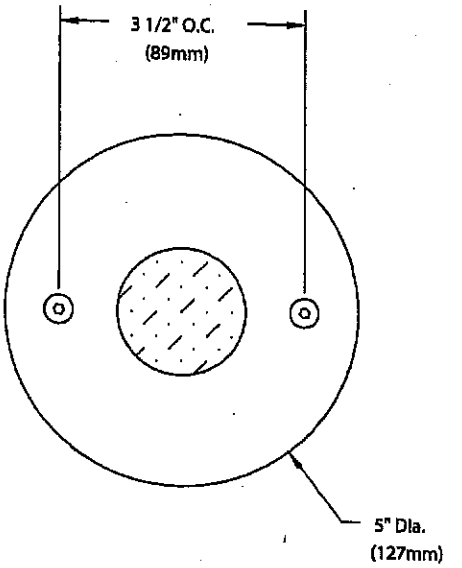
VERSA STAR™

PROJECT:	
TYPE:	

SIDE VIEW

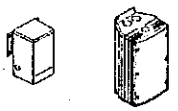


FACEPLATE DETAIL



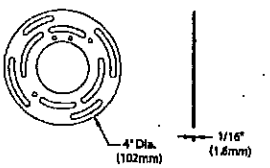
Accessories *(Configure separately)*

Remote options:



TR Series PMBM™

UNIVERSAL RING



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 316).

Backbox
Round, 4-1/4" dia. x 3-1/8" deep construction with [2] mounting tabs. Front access for wire connection and inspection. Provided with [5] 1/2" NPS tapped holes and [4] plugs. Suitable for concrete pour.

Faceplate
Fully machined from solid billet. Countersunk holes provide for flush hardware mounting with [2] tamper-resistant, stainless steel mounting screws. Stainless steel universal mounting ring for faceplate adjustment and 1/8" thick HT-805A silicone foam gasket with acrylic adhesive for water-tight seal. Accommodates [1] lens or louver media.

Lens
Shock resistant, tempered, glass lens is factory adhered to faceplate. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL™
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood = Blue. Adjustable optical bracket provides up to 24° vertical aiming.

Adjust-e-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Transformer
For use with 12VAC BKSSL remote transformer.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. Faceplate screws are additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHs compliant. Suitable for indoor or outdoor use. Suitable for installation in combustible materials (Type Non-IC). Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP65 Rated. Made in USA.

ETL Intertek USA lighting facts RoHS

*Teflon is a registered trademark of DuPont Corporation.
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

adjust-e-lume TECHNOLOGY

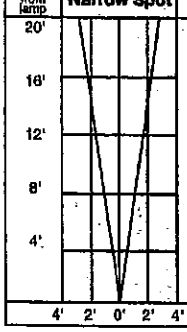
Photometry for use with e36 **2.7K**

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

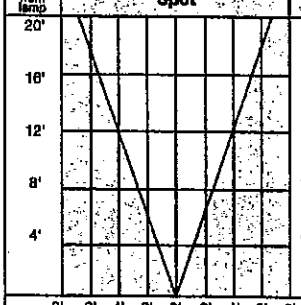
Narrow Spot



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.4	3.1	5.0	6.3	7.6	8.9	9.2	9.3	9.3
16'	3.8	4.9	7.9	9.9	11.9	13.9	14.3	14.6	14.6
12'	6.7	8.6	14.0	17.6	21.2	24.7	25.5	25.9	25.9
8'	15.1	19.4	31.4	39.7	47.6	55.5	57.3	58.3	58.3
4'	60.4	77.7	125.8	158.6	190.4	222.1	229.2	233.0	233.2

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

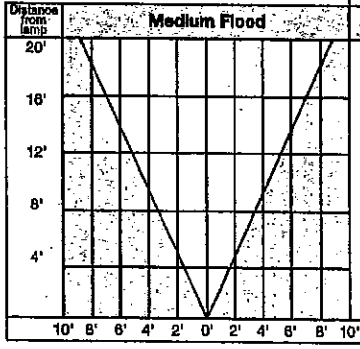
Spot



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.6	2.1	3.3	4.3	5.3	5.9	6.1	6.3	6.3
16'	2.6	3.3	5.2	6.7	8.2	9.3	9.6	9.8	9.9
12'	4.5	5.8	9.3	12.0	14.7	16.5	17.0	17.5	17.5
8'	10.2	13.0	20.9	26.9	33.0	37.0	38.3	39.4	39.4
4'	40.9	52.1	83.4	107.6	131.9	148.1	153.1	157.5	157.8

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

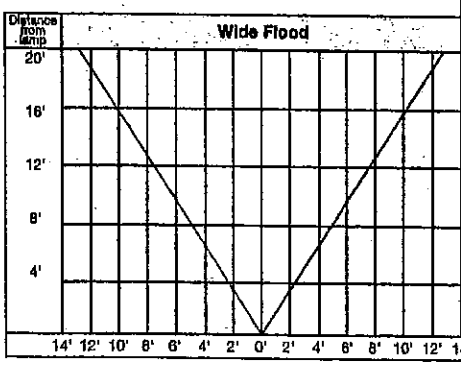
Medium Flood



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.9	1.3	2.0	2.5	3.1	3.4	3.6	3.6	3.6
16'	1.5	2.0	3.1	3.9	4.8	5.4	5.6	5.6	5.7
12'	2.6	3.6	5.5	6.9	8.6	9.5	9.9	9.9	10.1
8'	5.9	8.0	12.3	15.5	19.3	21.5	22.2	22.4	22.6
4'	23.6	32.1	49.3	62.2	77.1	85.8	88.9	89.5	90.5

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.4	0.6	0.9	1.1	1.4	1.6	1.6	1.7	1.7
16'	0.7	0.9	1.4	1.8	2.1	2.5	2.6	2.6	2.6
12'	1.2	1.6	2.5	3.2	3.8	4.4	4.6	4.7	4.7
8'	2.7	3.7	5.6	7.2	8.6	10.0	10.3	10.5	10.6
4'	10.9	14.8	22.3	28.6	34.3	39.9	41.1	42.2	42.3

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

B-K LIGHTING

40429 Brickyard Drive • Madera, California 93636 • 559.438.5800
www.bklighting.com • www.adjust-e-lume.com • www.bkssl.com

adjust-e-lume TECHNOLOGY

Photometry for use with e22 **3K**

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

Narrow Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.4	2.9	4.9	6.1	7.3	8.8	9.1	9.3	9.3
16'	3.8	4.6	7.6	9.6	11.4	13.8	14.3	14.5	14.6
12'	6.7	8.2	13.5	17.0	20.3	24.6	25.4	25.7	25.9
8'	15.1	18.4	30.3	38.2	45.8	55.2	57.0	57.9	58.2
4'	60.3	73.6	121.3	152.8	183.1	220.9	228.2	231.6	232.8

4' 2' 0' 2' 4'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.6	2.1	3.1	4.1	4.9	6.0	6.1	6.2	6.3
16'	2.5	3.3	4.9	6.4	7.6	9.3	9.6	9.8	9.9
12'	4.6	5.9	8.7	11.4	13.5	16.6	17.0	17.3	17.5
8'	10.2	13.2	19.5	25.6	30.5	37.3	38.3	39.0	39.4
4'	40.6	52.7	78.1	102.3	121.9	149.1	153.1	156.0	157.8

8' 6' 4' 2' 0' 2' 4' 6' 8'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Medium Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.0	1.2	1.9	2.4	2.9	3.4	3.5	3.6	3.7
16'	1.5	1.8	2.9	3.8	4.6	5.3	5.4	5.7	5.8
12'	2.6	3.3	5.2	6.7	8.1	9.5	9.6	10.1	10.2
8'	6.0	7.4	11.8	15.0	18.3	21.3	21.6	22.8	23.0
4'	23.8	29.5	47.0	60.2	73.3	85.1	86.4	91.2	92.2

10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.4	0.5	0.9	1.1	1.3	1.6	1.7	1.7	1.7
16'	0.7	0.8	1.4	1.7	2.0	2.4	2.6	2.7	2.7
12'	1.2	1.5	2.5	3.0	3.5	4.3	4.7	4.7	4.7
8'	2.8	3.4	5.5	6.7	7.9	9.8	10.5	10.7	10.7
4'	11.1	13.4	22.2	26.8	31.7	39.0	41.9	42.6	42.7

14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

B-K LIGHTING

40429 Brickyard Drive • Madera, California 93636 • 559.438.5800
www.bklighting.com • www.adjust-e-lume.com • www.bkssl.com

adjust-e-lume TECHNOLOGY

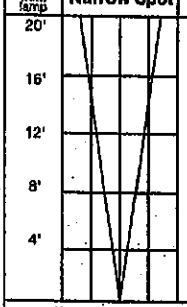
Photometry for use with e23 4K

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

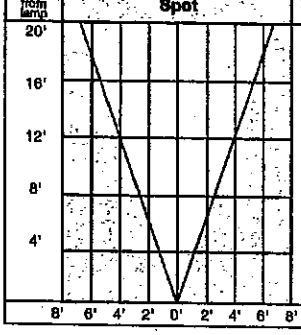
Narrow Spot



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.7	3.7	5.5	6.9	8.5	10.1	10.4	10.6	10.6
16'	4.3	5.7	8.7	10.8	13.3	15.7	16.2	16.5	16.5
12'	7.6	10.2	15.4	19.2	23.6	27.9	28.8	29.3	29.4
8'	17.1	23.0	34.7	43.2	53.0	62.8	64.8	66.0	66.1
4'	68.6	91.9	138.6	172.9	212.1	251.3	259.2	263.8	264.3

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

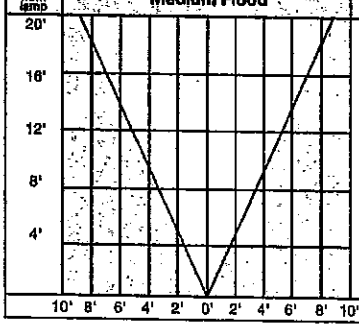
Spot



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.9	2.4	3.7	4.8	6.0	6.8	7.1	7.1	7.1
16'	2.9	3.7	5.9	7.4	9.4	10.6	11.0	11.1	11.2
12'	5.2	6.6	10.4	13.2	16.7	18.9	19.6	19.8	19.8
8'	11.8	14.9	23.4	29.7	37.6	42.5	44.1	44.6	44.6
4'	47.0	59.6	93.6	118.9	150.3	170.1	176.3	178.3	178.6

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

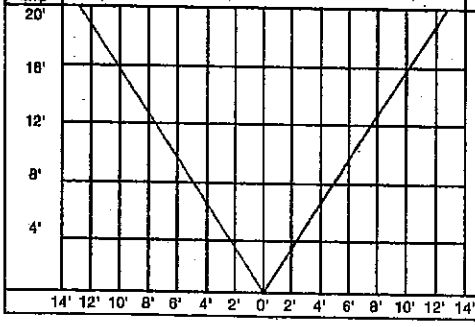
Medium Flood



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.1	1.4	2.2	2.8	3.3	3.8	4.0	4.1	4.1
16'	1.7	2.1	3.4	4.3	5.1	5.9	6.3	6.4	6.4
12'	3.0	3.8	6.1	7.7	9.1	10.5	11.2	11.3	11.4
8'	6.7	8.5	13.8	17.3	20.5	23.7	25.2	25.4	25.6
4'	26.9	34.2	55.0	69.3	81.9	94.7	100.6	101.6	102.4

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.5	0.6	1.0	1.2	1.4	1.7	1.8	1.8	1.8
16'	0.8	1.0	1.5	1.8	2.2	2.7	2.8	2.8	2.9
12'	1.3	1.8	2.7	3.3	3.9	4.7	4.9	5.0	5.1
8'	3.0	4.0	6.0	7.3	8.8	10.7	11.1	11.3	11.4
4'	12.0	15.9	23.9	29.3	35.1	42.6	44.4	45.1	45.7

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

B-K LIGHTING
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www.bklighting.com • www.adjust-e-lume.com • www.bkssl.com

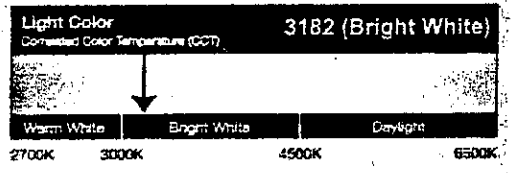
Versa Star™ - Spot

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	**253**
Watts	**8.2**
Lumens per Watt (Efficacy)	**30**
Color Accuracy Color Rendering Index (CRI)	**83**

Light Color — Correlated Color Temperature (CCT): 3182 (Bright White)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting.* The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-3AR16G
Model Number: VS-LED-e22-SP-12
Type: Outdoor path/sidewall light

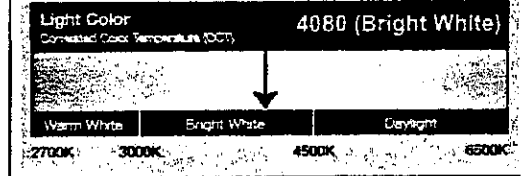
Versa Star™ - Spot

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	**354**
Watts	**8.1**
Lumens per Watt (Efficacy)	**43**
Color Accuracy Color Rendering Index (CRI)	**68**

Light Color — Correlated Color Temperature (CCT): 4080 (Bright White)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting.* The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-EH8XB
Model Number: VS-LED-e23-SP-12
Type: Surface-mounted downlight

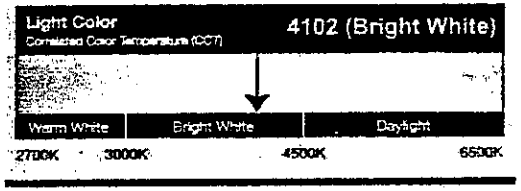
Versa Star™ - Narrow Spot

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	**365**
Watts	**8.2**
Lumens per Watt (Efficacy)	**44**
Color Accuracy Color Rendering Index (CRI)	**68**

Light Color — Correlated Color Temperature (CCT): 4102 (Bright White)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting.* The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-R6X37A
Model Number: VS-LED-e23-NSP-12
Type: Surface-mounted downlight

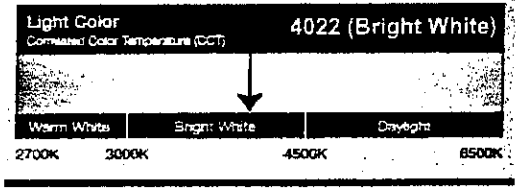
Versa Star™ - Med. Flood - Rectilinear

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	**299**
Watts	**8.5**
Lumens per Watt (Efficacy)	**35**
Color Accuracy Color Rendering Index (CRI)	**66**

Light Color — Correlated Color Temperature (CCT): 4022 (Bright White)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting.* The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-LLPF4T
Model Number: VS-LED-e23-MFL-13
Type: Surface-mounted downlight

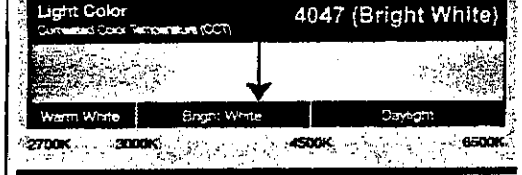
Versa Star™ - Med. Flood

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	**346**
Watts	**8.2**
Lumens per Watt (Efficacy)	**42**
Color Accuracy Color Rendering Index (CRI)	**68**

Light Color — Correlated Color Temperature (CCT): 4047 (Bright White)



All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting.* The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-JMYRVL
Model Number: VS-LED-e23-MFL-12
Type: Surface-mounted downlight

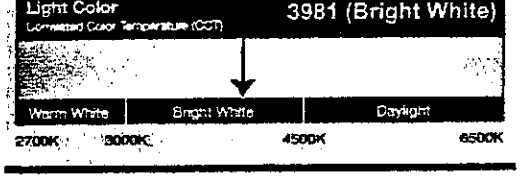
Versa Star™ - W. Flood

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	**345**
Watts	**8.3**
Lumens per Watt (Efficacy)	**41**
Color Accuracy Color Rendering Index (CRI)	**67**

Light Color — Correlated Color Temperature (CCT): 3981 (Bright White)

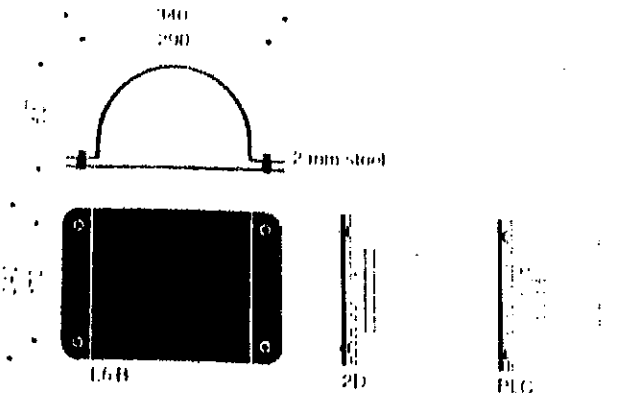


All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting.* The U.S. Department of Energy (DOE) verifies product test data and results.

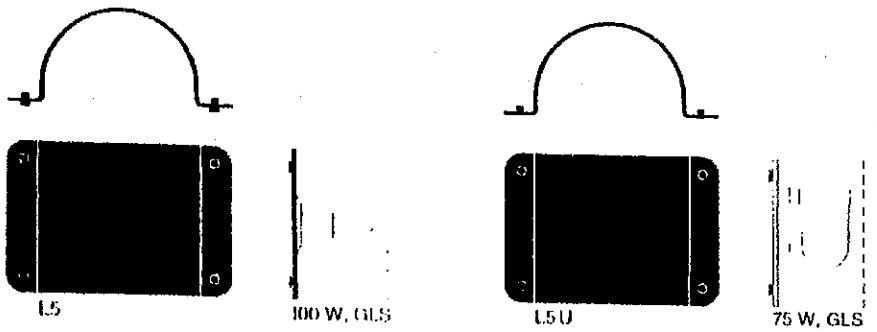
Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-AW47F6
Model Number: VS-LED-e23-WFL-12
Type: Surface-mounted downlight

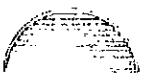
L5B L5/L5U



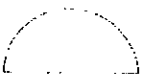
RECEIVED
NOV 13
SPANGLE ASSOC.



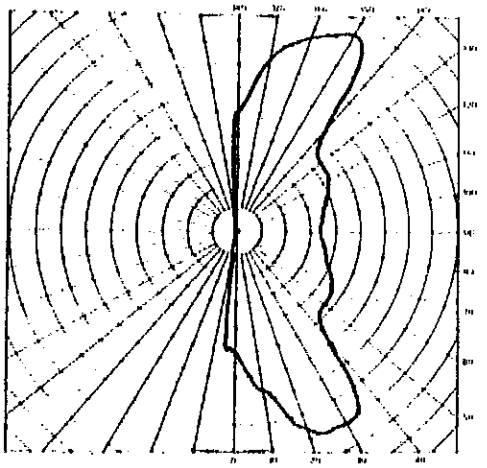
Extra Accessories:
metal grid

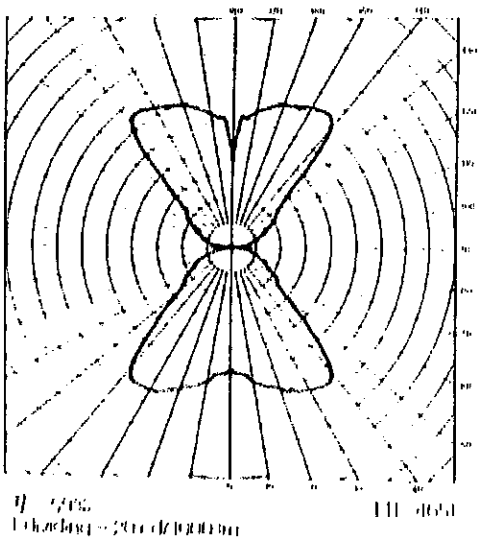


acrylic shade



L5/L5B/GLS





Lampas 5 and 5B
Wall Fixture

: 100 W, E27, GLS.

: 16 W, 2D.

: 13 W, G24d-1, PLC.

Classification: IP20.
Insulation Class: I.

Approvals: Ⓓ Ⓝ Ⓢ
Complies with BS4533.

Fitting:
2 mm stove enamelled steel rectangular backplate and shade.

When ordering quote:
L5 – GLS + Colour Number.
L5 – PLC + Colour Number.
L5 – 2D + Colour Number.
L5B – GLS + Colour Number.
L5B – PLC + Colour Number.
L5B – 2D + Colour Number.

Lampas 5U External
Wall Fixture

: 75 W, E27, GLS.

Classification: IP44.
Insulation Class: II.

Approvals: Ⓓ Ⓝ Ⓢ
Complies with BS4533.

Fitting:
2 mm stove enamelled galvanised steel.

When ordering quote:
L5U – GLS + Colour Number.

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borck, Planning Tech
FROM: Howard Young, Public Works
DATE: 12/5/12
RE: 187 Bolivar

Site Development Grading, Drainage, and erosion Control plan comments:

1. All items listed in the most current "Public Works Site Development Standard Guidelines and Checklist" shall be reviewed and met. Completed checklist shall be submitted with building plans. Document is available on Town website.

2. All items listed in the most current "Public Works Pre-Construction Meeting for Site Development" shall be reviewed and understood. Document is available on Town website.

3. Any revisions to the Site Development permit set shall be highlighted and listed.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

December 4, 2012
V0137B

TO: Carol Borck
Planning Technician
TOWN OF PORTOLA VALLEY
765 Portola Road
Portola Valley, California 94028

SUBJECT: Geologic and Geotechnical Peer Review
RE: Goldband, New Residence
187 Bolivar Lane
Site Development Permit #X9H-646

At your request, we have completed a geologic and geotechnical peer review of the Site Development Permit application for the proposed residential development, using the following documents:

- Geotechnical Investigation (report) prepared by Murray Engineers Inc., dated November 20, 2012;
- Geotechnical Investigation (report) prepared by Pacific Geotechnical Engineering, dated October 18, 2006;
- Architectural Plans (4 sheets, various scales) prepared by Field Architecture Incorporated, dated November 7, 2012;
- Topographic Survey Plans (6 sheets, 10-scale) prepared by Lea & Braze Inc., dated October 25, 2012; and
- Grading and Drainage Plan and Erosion Control Plan (7 sheets, various scales) prepared by Lea & Braze Inc., dated November 8, 2012.

In addition, we have reviewed pertinent technical documents from our office files and performed a recent site inspection.

DISCUSSION

We understand that the applicant is proposing to construct a new residence, guest house, and tennis court at the subject property. Structures that previously occupied the subject site have been demolished. Access to the site is via an existing driveway from Bolivar Lane.

SITE CONDITIONS

The subject property is generally characterized by gentle to steep (approximately 11 to 45 percent inclinations) east-facing hillslope topography. Past grading activities have resulted in several cut and fill pads. The driveway was also constructed using cuts and fills. The existing fill slopes are moderately steep to very steep (approximately 25 to 55 percent inclinations) and extend across the proposed guest house and tennis court as well as the existing driveway. Drainage at the site is generally characterized by uncontrolled sheetflow to the east.

According to the Town Geologic Map, the subject property is underlain, at depth, by greenstone of the Franciscan Complex. Weathered greenstone bedrock was encountered beneath fill and colluvium/residual soil in borings drilled at the site. According to the Town Movement Potential Map the site is located primarily within an "Sbr" zone, which is defined as "*level ground to moderately steep slopes underlain by bedrock within approximately three feet of ground surface or less; relatively thin soil mantle may be subject to shallow landsliding, settlement and soil creep.*" The northernmost portion of the property is located within a "Pd" zone, defined as "*Unstable, unconsolidated material, commonly more than 10 feet in thickness, on moderate to steep slopes subject to deep landsliding.*" It appears that the proposed development does not extend into the mapped Pd zone. During our site visit, we noted distress within the existing driveway. The active San Andreas fault is located approximately 2.8 kilometers (1.7 miles) southwest of the project site, and the Monta Vista-Shannon fault is located 1.6 kilometers (1.0 mile) southwest of the project site.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed residential development is constrained by the presence of potentially non-engineered fill, surficial slope creep, expansive soils, localized deep-

seated landsliding, and very strong to violent seismic ground shaking. The conclusions in the referenced report by the Project Geotechnical Engineer (Murray Engineers) are based upon subsurface exploration and laboratory testing conducted by a previous consultant. In the event that the subsurface conditions vary from those anticipated based upon the borings and laboratory testing, design changes may be required. Based upon the distress noted along the outboard edge of the driveway, it appears that any improvement to the driveway should include the removal and replacement of creeping/ settling fill, as suggested by the Project Geotechnical Consultant in the referenced report.

We recommend geotechnical approval of the Site Development Permit. The following Item 1 should be completed prior to building permit approval.

1. Geotechnical Plan Review - The applicant's geotechnical consultant should review and approve all geotechnical aspects of the project construction plans (i.e., site preparation and grading, site drainage improvements and design parameters for the foundations and retaining walls) to ensure that their recommendations have been properly incorporated.

   The Geotechnical Plan Review should be submitted to the Town for review and approval by the Town Staff prior to approval of building permits. The following should be performed prior to final (as-built) project approval:

2. Geotechnical Construction Inspections - The geotechnical consultant should inspect, test and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations prior to placement of steel and concrete.

   The results of these inspections and the as-built conditions of the project should be described by the geotechnical consultant in a letter and submitted to the Town Engineer for review and approval prior to final (as-built) project approval.

LIMITATIONS

This geologic and geotechnical peer review has been performed to provide technical advice to assist the Town with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

Ted Sayre
Principal Engineering Geologist
CEG 1795

David T. Schrier
Principal Geotechnical Engineer
GE 2334

TS:DTS:PJ:kd

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

4091 Jefferson Ave, Redwood City CA 94062 ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – **go to www.woodsidefire.org for more info**

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION:187 Bolivar	Jurisdiction: PV
Owner/Architect/Project Manager: Goldband	Permit#: x9h-646
PROJECT DESCRIPTION: new house & guest house	
Fees Paid: ☐$YES ☒ See *Fee Comments* Date:	
Fee Comments: Pd $60.00 for ASRB ck# 268	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

1. Must comply to Portola Valley Muni Code 15.04.020E for ignition resistant construction & materials Chapter 7 2010 CBC
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. Approved spark arrestor on all chimneys including outside fireplace
4. Install Smoke and CO2 detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed in house and guest house.
6. 100' defensible space around proposed new structure prior to start of construction.
7. Upon final inspection 30' permiter defensible space will need to be completed.
8. Fire truck turn around is required (as shown) driveway to maintain min of 12' width. Driveway slopes over 15% must have rough brushed surface (field approved by WFPD)
9. Fire hydrant must be within 500' of structure measured on approved roadway route. ASRB plan show shows hydrant is within 500'

Reviewed by:D. Enea	Date: 12/5/12
☐Resubmit ☒Approved with Conditions ☐Approved without conditions	

Sprinkler Plans Approved: NO	Date:	Fees Paid: ☐$350 ☐See *Fee Comments*
As Builts Submitted: ----------	Date:	As Builts Approved Date:
Fee Comments:		

Rough/Hydro Sprinkler Inspection By: ---------	Date:
Sprinkler Inspection Comments:	
Final Bldg and/or Sprinkler Insp By: --------	Date:

187 BOLIVAR LANE

CONSERVATION COMMITTEE - preliminary report. 11/27/12

A subcommittee visited the site, and committee discussed at meeting. The story poles are just beginning to be erected and do not seem to match the plans – a tape is immediately adjacent to 2 oaks that are some distance from the house on the plans. ASCC plans a site visit on 12/10/12 and conservation members would like to attend that meeting.

The landscape plan shows remarkable restraint and is admirably appropriate for this site. It is a model other landscape designers should emulate.

Existing vegetation:

Redwoods along SW boundary show drought stress and the committee would have no objection should the property owner decide to remove these trees. We encourage the removal of several peppers and acacias.

In addition to the landscaped areas detailed in the submitted plan, there is a large area of open, steep and uncultivated hillside. It is currently primarily oak woodland habitat, in undisturbed condition.

The committee strongly recommends that this area remain undisturbed and in its native condition, both to preserve the rural atmosphere of the neighborhood and to provide habitat for local wildlife. Any work done on the property should fully protect this area from the effects of construction debris and runoff. Erosion control should be carefully implemented.

Impermeable Surfaces

Impermeable surfaces should be kept to a minimum. This plan has extensive driveway/patio/pathways/decking and tennis court. Consideration should be given to having some large portion of this laid on a pervious base.

Respectfully submitted,
Judith Murphy, Chair

RECEIVED

NOV 13 2012

OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Applicant

I certify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance.

Diane Hayford — Signature — skyline design studio

11-9-12 — Date

NOV 09 2012

Project Information

☑ Single Family ☐ Multi-Family ☐ Commercial ☐ Institutional ☐ Irrigation only ☐ Industrial ☐ Other:

Applicant Name (print): Steve Golband — Contact Phone #: 650 387-8765

Project Site Address: 187 Bolivar Ave. Portola Valley CA

Project Area (sq.ft. or acre): 3.1 acr. 135,036 sf — # of Units: 1 — # of Meters: 1

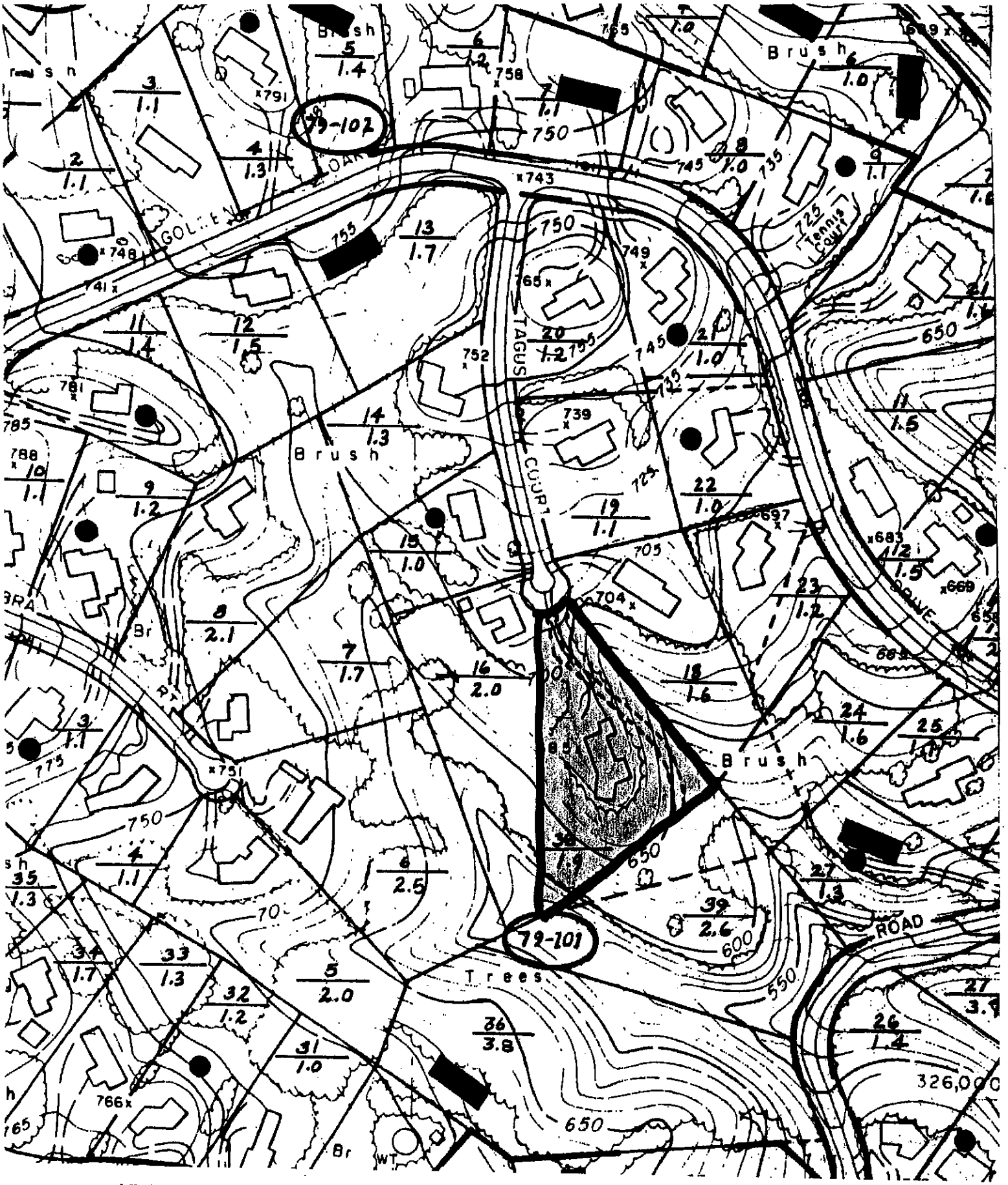
Agency Review: (Pass) (Fail)

For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.

Total Landscape Area (sq.ft.): 1400 ±	☑ Tier 1 (1,000 - 2,500 sq.ft.) ☐ Tier 2 (> 2,500 sq.ft.)
Turf Irrigated Area (sq.ft.): -0-	
Non-Turf Irrigated Area (sq.ft.): 1400 ± Temporary Irrigation	
Special Landscape Area (SLA) (sq.ft.): -0-	
Water Feature Surface Area (sq.ft.): 227 ±	

Landscape Parameter	Requirements	Project Compliance
Turf	Less than 25% of the landscape area is turf	☑ Yes ☐ No, See Water Budget
	All turf areas are > 8 feet wide	☐ Yes
	All turf is planted on slopes < 25%	☐ Yes
Non-Turf	At least 80% of non-turf area is native or low water use plants	☑ Yes ☐ No, See Water Budget
Hydrozones	Plants are grouped by Hydrozones	☑ Yes
Mulch	At least 2-inches of mulch on exposed soil surfaces	☑ Yes
Irrigation System Efficiency	70% ETo (100% ETo for SLAs)	☑ Yes
	No overspray or runoff	☑ Yes
Irrigation System Design	System efficiency > 70%	☑ Yes
	Automatic, self-adjusting irrigation controllers	☐ No, not required for Tier 1 ☑ Yes
	Moisture sensor/rain sensor shutoffs	☑ Yes
	No sprayheads in < 8-ft wide area	☑ Yes
Irrigation Time	System only operates between 8 PM and 10 AM	☑ Yes
Metering	Separate irrigation meter	☑ No, not required because < 5,000 sq.ft. ☐ Yes
Swimming Pools / Spas	Cover highly recommended	☐ Yes ☑ No, not required
Water Features	Recirculating	☑ Yes
	Less than 10% of landscape area	☑ Yes
Documentation	Checklist	☑ Yes
	Landscape and Irrigation Design Plan	☐ Prepared by applicant ☐ Prepared by certified professional
	Water Budget (optional)	☐ Prepared by applicant ☐ Prepared by certified professional
Audit	Post-installation audit completed	☐ Completed by applicant ☐ Completed by certified professional

AR NEW RESIDENCE & X9H-647
45 TAGUS COURT, KAWAJA



Vicinity Map
Scale: 1" = 200 feet

AR & X9H-647 New Residence – Kawaja
45 Tagus Court, Town of Portola Valley
December 2012

205 Golden Oak Drive
Portola Valley, CA 94028
December 10, 2012

ASCC
Town of Portola Valley

Reference: 45 Tagus Court

Dear Committee Members,

I am writing to express my concerns about the development proposal before you now for 45 Tagus Court.

This is a very sensitive site. It's located on the top of a ridge set off by itself on an arid building pad/peninsula, which drops off on all sides. The adjacent areas are undeveloped, and full of native plants. This area serves as a major wildlife corridor and drainage channel for water traveling from higher elevations in Alpine Hills.

This site at 45 Tagus Court presents interesting design challenges. The current home is about half the size of the proposed one and occupies the majority of the existing building pad. It is relatively inconspicuous because it is one story home which has mature vegetation surrounding it. All the improvements are clustered close to each other.

The new two-story L-shaped home which is proposed would drastically alter how the structure fits into the land. It would dominate it. At night the dark adjacent areas would fill with light.
During the day sound would easily bounce off the high walls towards the native areas and other homes.
Glass windows and doors, especially from the second story, would be conduits for glare off into the open space in much the way the ice hockey rink did at the McNealy residence.

Balconies, especially in two storied homes, can and do intrude on the privacy of neighboring properties.

It is my feeling that other designs for this site should be explored.
The elimination of a two story structure would greatly enhance the natural beauty of the site.
Perhaps basement square footage options could be explored along with a tighter clustering of the garage, guest house and pool.

This site is limited and it's hard to find space for so many program elements.
A scale model with better landscaping detail would be useful to fully evaluate the project.

Virginia Bacon

Subject: FW: Tagus Ct. Project, Valencia Ct.
Date: Wednesday, January 2, 2013 9:09 AM
From: Carol Borck <cborck@portolavalley.net>
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, "Jonathan Kawaja (jonk@furlanis.com)" <jonk@furlanis.com>, "William Wilson (wilson@bgarch.com) (wilson@bgarch.com)" <wilson@bgarch.com>
Conversation: Tagus Ct. Project, Valencia Ct.

Please find attached comments received on the Tagus project. (note that the resident is also commenting on another project on Valencia and disregard)

Carol

-----Original Message-----
From: Gregory Corrales [mailto:gjcorrales@mac.com]
Sent: Thursday, December 27, 2012 4:09 PM
To: Carol Borck
Cc: Greg Paley; Gregory Corrales
Subject: Tagus Ct. Project, Valencia Ct.

Hi Carol,

We've seen projects going up on Tagus Ct. and Valencia Ct. that look like they're going to have an intrusively direct view on our backyard and pool area.

The Valencia Ct. project is the replacement for the house that burned down a little over a year ago. Appropriate plantings can probably take care of that one, but we want to make sure there is an adequate landscaping plan for that.

The Tagus Project looks more intimidating in the way it looms right over the area we had thought to have maximum privacy. We had been out of town in early December and didn't see the notice on the hearing about this until it was past. We want them to have a nice add-on but we also want to maintain the privacy in our back yard pool area.

What can we do to find a reasonable accommodation? We took serious efforts to take our neighbors' wishes into account and we're hoping for the same.

Thanks and best regards,

Greg Corrales and Max Paley

Responses to comments from Dec 10th ASCC Meeting regarding Site Development Permit X9H-647, 45 Tagus Court, Kawaja

Prepared for ASCC Meeting of
January 14, 2013

RECEIVED

JAN - 8 2013

SPANGLE ASSOC.

RECEIVED

JAN 04 2013

TOWN OF PORTOLA VALLEY

Opening comments for ASCC

- Our site has a limited flat building area
  - We are constrained by the steep slopes on all sides, parking and turnaround requirements, and geologic conditions.
- Prior to submitting plans to ASCC, we spent 3+ years developing plans for one-story designs to meet our program within these constraints.
- These plans had disadvantages and were abandoned:
  - The flat area was consumed, leaving little for outdoor use.
  - The plans required extensive and costly grading and walls.
  - The footprint was greater, with a greater length of the house along the west side. Some rooms were on stilts due to the slopes. The view impacts for many neighbors, on Alhambra and/or Bear Gulch, were significant.

Opening comments for ASCC

- We arrived at the proposed plan, which addresses those issues and has advantages:
  - Situating the house in the north end of pad reduces view impacts for neighbors on Golden Oak, Bear Gulch and Alhambra. From speaking with neighbors on Bear Gulch, they are relieved that we did not extend our house onto the southern part and into their view northward (their primary view).
  - The southern orientation now focuses on the best views, not on views towards our neighbors.
  - The footprint is reduced by 2,418 sq ft or 50% compared to a one-story house and 296 sq ft or 11% compared to our current house. This leaves area for outdoor use.
  - The only structure in the southern end of pad (the guest unit) has a ridge height below the limit, is nestled into the pre-existing plateau, and is shielded by existing and to-be-planted trees.
- We are going to great lengths and expense to shield our house from the neighbor views.
  - We are transplanting a 25+ foot tall pistach tree and planting four boxed trees on the west side with heights of 16-18 feet.
    - See attached images 1a and 1b of the view from Alhambra and an elevation with trees shown in place.
  - We have an interest in shielding our house from significant light spill from Alhambra.
    - See image 2, of the view of Mr. Nuttall's house at night from our house, showing the light spill.
- General points
  - The pad is 30' below the road height on the cul-de-sac. Our house is not visible from the street.
  - The ridge line is below the tree line when seen from Alhambra.
  - Our windows are predominantly to the views to the south (where no neighbors are in sight).

Image 1a – view from Alhambra with new trees shown

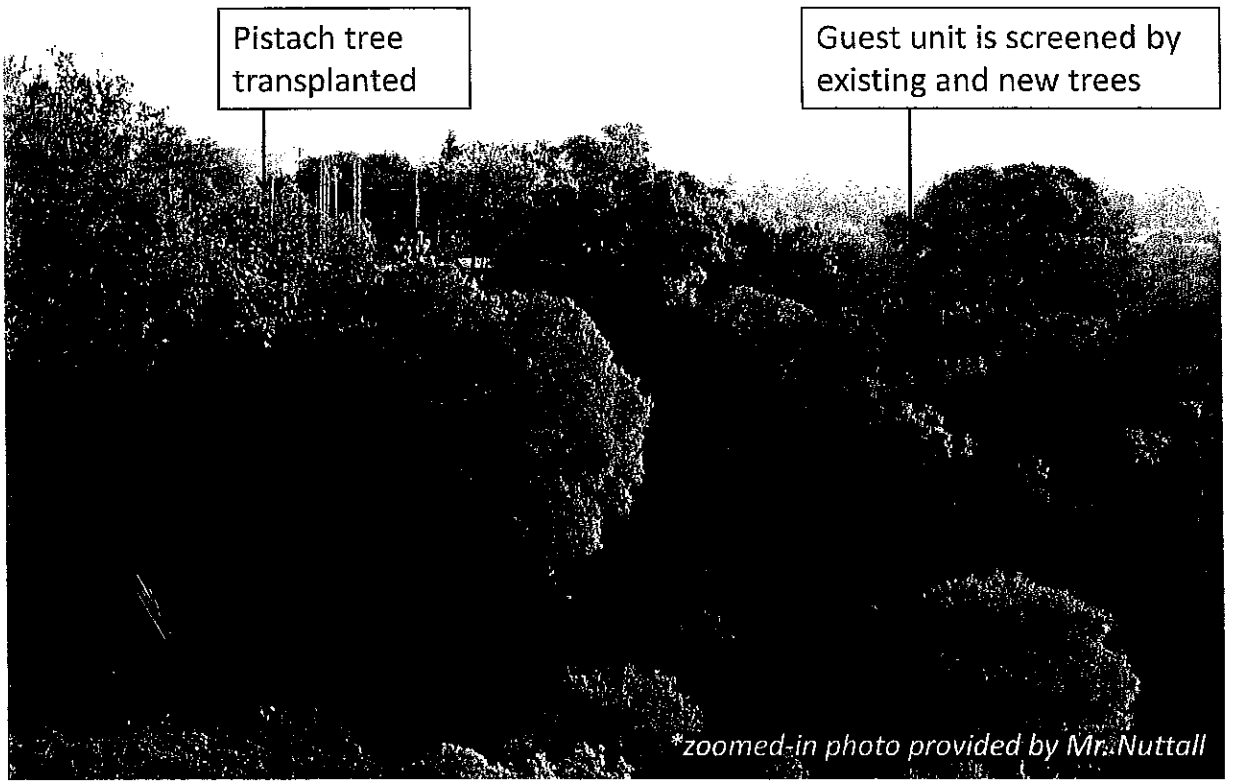
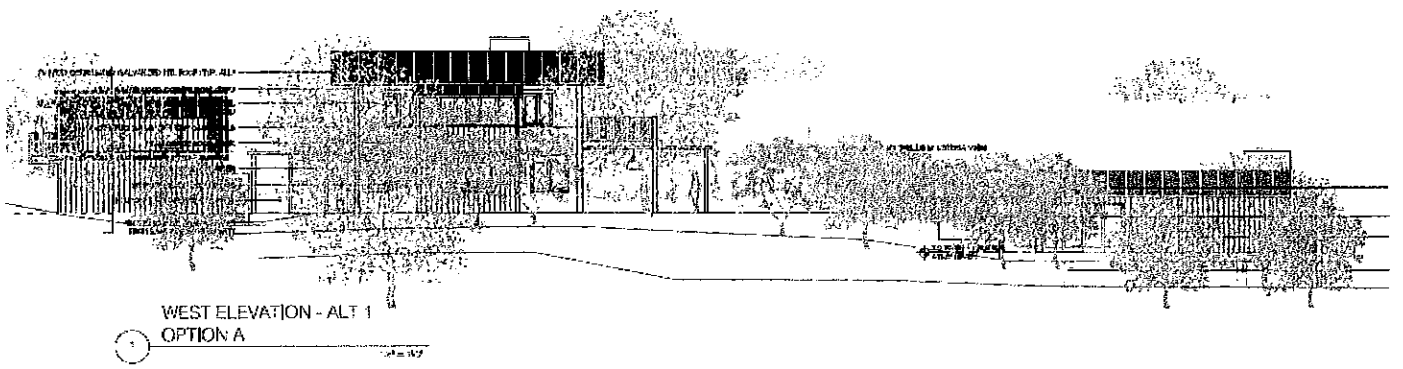
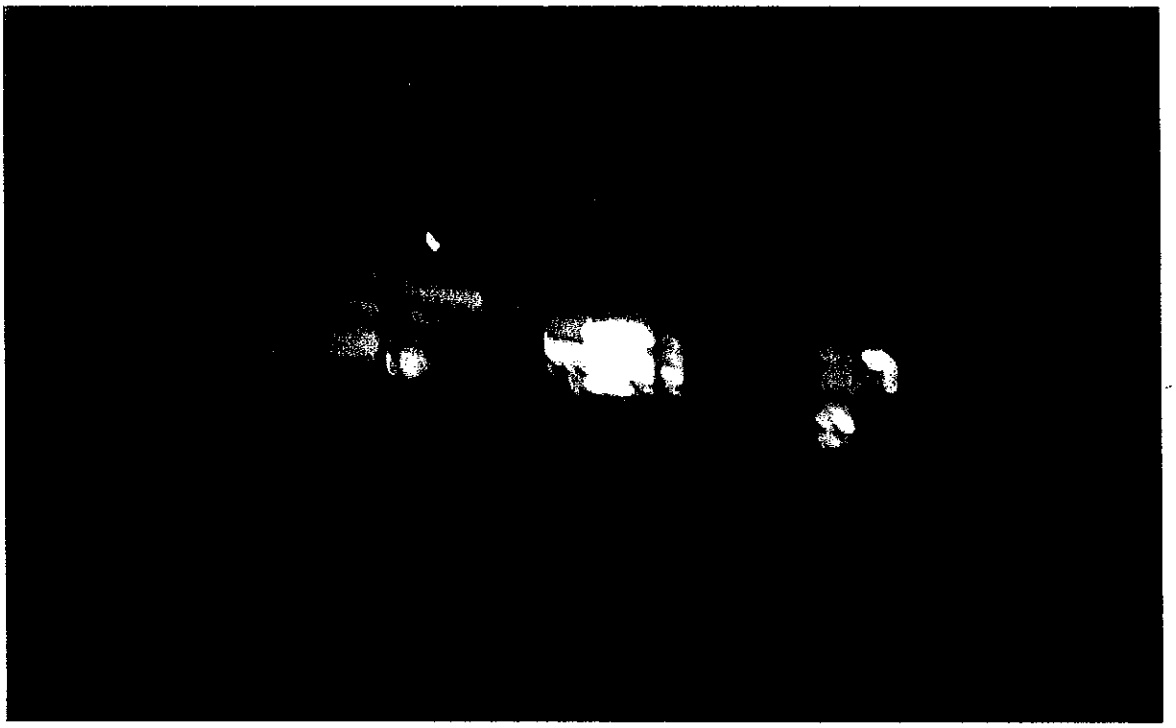


Image 1b - West elevation with new plantings



New plantings shield much of the elevation

Image 2 – Light spill from Mr. Nuttall's house. We are trying to shield this.



Responses to comments from Dec 10th ASCC Meeting

Comment 1

Due to the current construction work on and along Tagus Court, parking and access is a sensitive matter and a detailed construction staging and vegetation protection plan will be needed.

Response

We will provide a detailed construction staging and vegetation protection plan as part of our final plan submission.

Responses to comments from Dec 10th ASCC Meeting

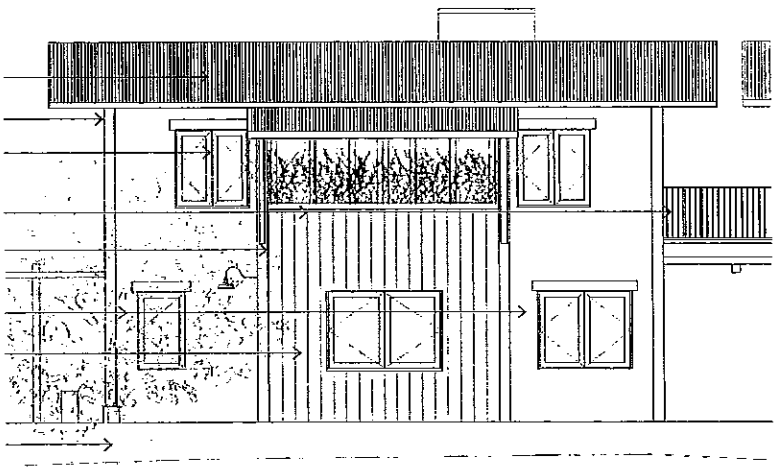
Comment 2

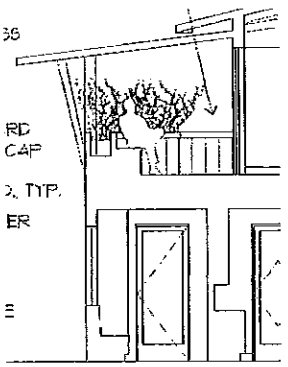
Consideration should be given to some reduction in the height of the two-story portion of the main house and possibly the elimination or modification of the upper level, west side balcony. It was suggested that a lowering of 1 to 2 feet through adjustment of plate heights or roof pitch be considered. It was also suggested that the upper level balcony be eliminated and a roof element added over the mud room.

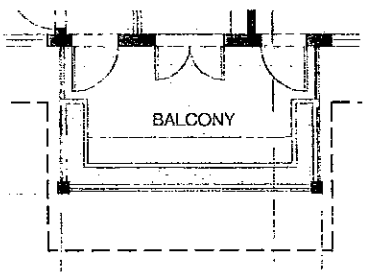
Response

1. Our original plan (not submitted) was to have a higher roof height – close to the maximum allowed. After discussion with our neighbors, our submitted plans reduced the height and the roof pitch. The proposed 23.5' ridge height is much below the 28' and 34' limits, and below the treeline. Plate heights are 9' and 8' on the first and second floors.
2. Based on ASCC feedback, we looked at further reducing the pitch on the roof to 3:12. This lowers the ridge height by ~1 foot and has negative impacts on aesthetics and reflectivity.
3. We have redesigned the west-side balcony to address privacy issues and soften its appearance. The picketed guardrail has been replaced with an opaque segment with an inset planter box, and plantings shroud the remaining opening. The roof overhangs as well, blocking views to and from higher points. See Image 3a.
4. Removing the balcony eliminates options for screening these windows. See Image 3b.

Image 3a – west balcony redesign





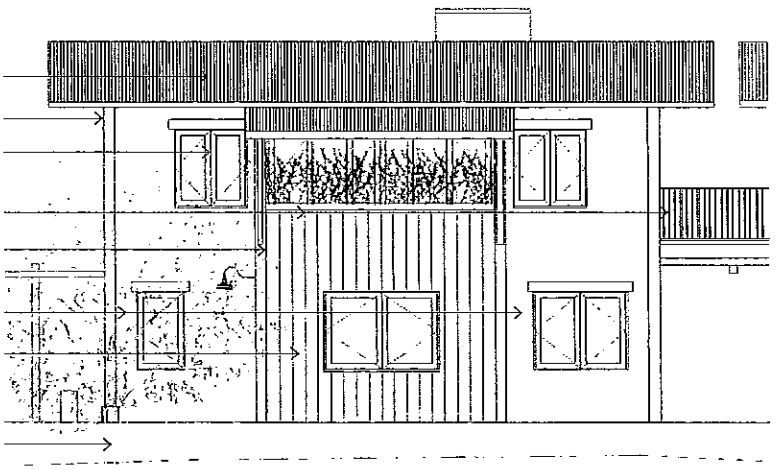


1. Picketed guardrail is now opaque.
2. Planter box added which reduces visible area on balcony.
3. Plantings shield the remaining opening.
4. With overhanging roof and plantings, the light spill and the views to/from neighbors have been minimized.

Plantings on balcony:
CHO CHONDROPETALUM TECTORUM CAPE RUSH 2 X3

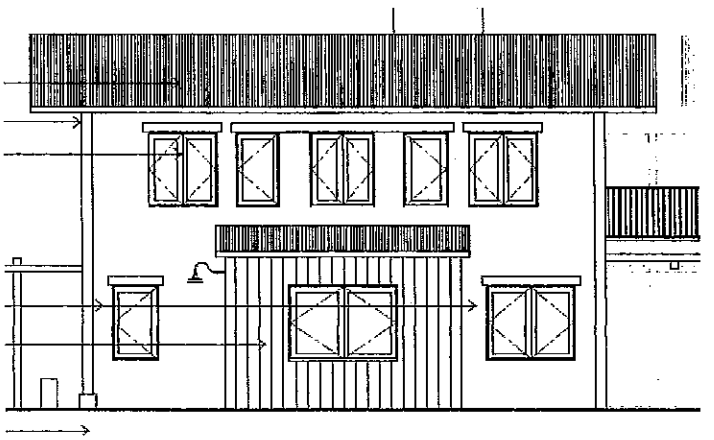
Image 3b – west balcony redesign

Proposed design



Design with balcony removed

Removing the balcony creates more light spill and eliminates possibility of screening these windows.



Responses to comments from Dec 10th ASCC Meeting

Comment 3

Consideration of more extensive removal of non-native trees and invasive materials should be considered and removal of the olives should be planned. The concerns of the conservation committee should be addressed and some ASCC members encouraged removal of all eucalyptus and pines, particularly along the driveway.

Response

We have further removed non-natives. Where view impacts are significant we have transition plans.

Olives:

Both Olive trees are removed in revised plan. We have added a native Madrone.

Pines:

Small Pines by garage are removed.

The Pines on east side of property are important for our neighbors' view so we will transition them by adding 2 California Bay trees and removing the pines once the Bay trees are established.

Eucalyptus:

The 16" Eucalyptus on the driveway is removed in the revised plan. The grouping of small Eucalyptus at top of driveway near cul de sac will be removed.

The remaining Eucalyptus offer view protection for our neighbor on Tagus so we will transition:

- We added 6 replacement Oaks between Eucalyptus at driveway to allow for phased Eucalyptus removal
- Trees #12 and #13 are to be pruned to allow replacement Oaks to grow in.

Acacia:

Acacia on upper driveway are removed.

Also: we have broken up the plantings on driveway to appear less hedge-like per ASCC comments.

Responses to comments from Dec 10th ASCC Meeting

Comment 4

Location and orientation of the guest house was discussed and suggestions were made for changes but the discussions were not conclusive. Some comments found the proposal generally acceptable, but with more need to take actions relative to glazing, skylights and deck extension to enhance privacy and view impacts from locations to the west. Other suggestions where to move the guest house off of the "point" at the south end of the building pad and, perhaps, move it toward the main house but, again, opinions differed as to how changes might impact views from off site. In any case, there will be the need for more analysis to ensure that the final design and siting take into account privacy and view concerns.

Response

1. We have removed the skylight facing west.
2. We have removed the western-facing deck on the bedroom (and the associated glass doors) and replaced with a closet (with no windows).
3. The guest house is a low profile, single story structure. The ridge height of 17.5ft is under the 18-24ft height limit, and is nestled into the existing grade and behind existing bushes and oaks.
4. We are planting 2 box oaks (16-18ft tall) to shield views; we are keeping an existing oak. Refer to Image 1 – the guest house is highly shielded.
5. The shower is inset in the plan and shielded by walls of adjacent rooms. It is also shielded by the oaks and will not be visible from Alhambra. The restroom window-wall is etched, translucent glass.
6. The exercise room is also shielded by the oaks and is a low-use area.
7. Per ASCC suggestion, we are showing in Image 4 the guest house moved towards the main house.
   -We do not feel this is an improvement because it is higher and more visible, requiring high retaining walls to reach the level below.
   -This location creates a variety of problems. We have little room to move the main house due to constraints on all sides (oaks, slopes, parking, geologic, and views in/out).
   -The current location of the guest house breaks up the massing of the house, reducing the visual impact and creating more opportunity to shield it with the landscape/vegetation. See Image 1b.

Image 4 – Guest House moved towards main house

The suggestion to move the guest house towards the main house makes it more visible.

Responses to comments from Dec 10th ASCC Meeting

Comment 5

The plans for the upper level of the garage need to be clarified and consideration should be given to elimination of the upper level garage windows facing to the west.

Response

1. A floor plan for the garage has been provided. This is a non-habitable storage area.
2. We feel that the windows on the upper level of the garage facing to the west create a more differentiated, interesting surface to the garage roof; without them, there is a larger flat plane that is less attractive. As this is a storage area, there will rarely be light coming from these windows. We prefer to keep the windows and have left them in the plan. We will eliminate these windows if the ASCC feels strongly about this issue.

Responses to comments from Dec 10th ASCC Meeting

Comment 6

The lighting plan and, particularly the use of the pendant fixtures in the trellis areas, needs to be reconsidered to ensure minimum potential for light spill, particularly given the exposure of the site to views across it at night. Pool lighting needs to be clarified and planned so as to minimize potential for night impacts from off site. There should be minimum need for lighting at the guest house and all but the minimum amount of exterior lighting should be considered. Further, the glass wall on the west side of the bath area should be reconsidered due to concern over light spill or the plans clarified to resolve this as a potential issue.

Response

1. We have reduced the size of the trellis area and removed a pendant light; the remaining lights are small and downward facing. We also eliminated some of the lighting at the guest house.
2. Pool lighting has been clarified in the plan and faces away from the house.
3. The glass wall in the guest house bathroom is inset and shielded by adjacent walls, and behind the oaks we are planting. Additionally, the glass will be etched, translucent glass. This bathroom is a low-use area. Light spill will be minimal and infrequent.

Responses to comments from Dec 10th ASCC Meeting

Comment 7

The roof material and color are acceptable, but the finish should not be painted on to the metal. A roof with the color integrated into the metal should be selected to avoid maintenance issues and potential for deterioration and visual impact concerns.

Response

The coating is integral to the metal and has a 30-year warranty. Spec sheets have been provided.

Responses to comments from Dec 10th ASCC Meeting

Comment 8

The oak at the guest house with SOD likely needs to be removed and replaced with oaks for additional screening.

Response

Per the arborist report that has been provided, this tree is currently being treated and has a chance of surviving. Given its prominence on our property and the shielding it provides, we want to do our best to keep it alive; if it is not possible we will take it down.

Comment 9

Impervious surface area data needs to be updated and clarified as to conformity with town limitations.

Response

Provided in the plans.

Responses to comments from Dec 10th ASCC Meeting

Other issues

Soils report

We had submitted a geotech/soils report previously and were asked to update it for the current plans. An updated geotech report is in progress and will be completed in mid-January for ASCC review.

Arborist report

The Arborist report has been provided.

AEP SPAN
A BlueScope Steel Company

DuraTech® 5000 Limited Warranty

AEP Span, a division of ASC Profiles Inc. ("ASC") provides the following limited warranty to the Building Owner stated on the face of this limited warranty for installed DuraTech 5000 coated steel panels (the "Product").

Warranty. Subject to the terms and conditions contained in this limited warranty, ASC warrants that:

(1) The paint on the Product will not, for a period of 30 years after installation (but not longer than 30 years 6 months from application of the coating):
   (a) Crack, flake or peel (loss of adhesion) to an extent that is apparent on ordinary outdoor visual observation. Slight crazing or cracking, which may occur during fabrication of the building parts, and spangle cracking are not covered under this limited warranty.
   (b) Change color more than 5 Hunter delta-E units as determined by ASTM method D-2244-02. Color change shall be measured on an exposed painted surface that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed painted surface. Color changes may not be uniform on surfaces that are not equally exposed to the sun and elements and ASC does not warrant that color changes will be uniform.
   (c) Chalk in excess of ASTM D-4214-98 method A D659 number 8 when properly maintained as described in this limited warranty.

(2) The metal substrate will not for a period of 25 years after shipment, rupture, fail structurally or perforate due to exposure to normal atmospheric conditions. This limited warranty excludes any accumulation of red rust which occurs at breaks for discontinuities in the surface, such as field cut edges, and shall not apply to metal penetration, cuts or shears made at any time after product leaves ASC.

Exclusions and limitations.

(1) This limited warranty applies only to Product installed on buildings within the Continental United States, Alaska, Canada and Mexico.
(2) This limited warranty applies only to the Building Owner stated in on the face of this limited warranty, and is not transferable and not assignable to any other person or entity. This limited warranty will not inure to the benefit of any other party and will terminate automatically upon any change of control of the Building Owner.
(3) This limited warranty does not cover industrial applications such as steel mills, power generating stations, oil fields, oil refineries, ore mines, chemical plants, paper mills, or other unusual environmental exposure. Customer is required to consult with ASC before any installation takes place on industrial applications and ASC reserves the right to determine whether or not the Products will be covered by this limited warranty.
(4) This limited warranty will be null and void unless the Product has been paid for in full.
(5) Corrosion or loss of paint adhesion as a result of perforating the Product is not covered by this limited warranty.
(6) This limited warranty does not apply to areas that are sheltered from rainfall or that do not provide drainage.
(7) This limited warranty does not apply in the event of deterioration to the Product caused directly or indirectly by contact with fasteners including deterioration of the Product caused by galvanic corrosion.
(8) This limited warranty does not cover (A) Product that has bends (i) less than 2T radius for sheet thickness of .0299" and thinner and (ii) less than 4T radius for sheet thickness of .0300" and thicker and (B) forming of the material that incorporates stretching or severe reverse bending, or that subjects the coating to alternate compression and tension.
(9) Product that is improperly installed or maintained is not covered by this limited warranty.
(10) This limited warranty does not cover any Product located 1320 or fewer feet (1/4 mile) from a salt-water environment.
(11) This product must not be cleaned with abrasive or chemical cleaners.
(12) This limited warranty does not cover damages or conditions resulting from circumstances beyond ASC's control, including, without limitation, the following:
   (a) Acts of God, falling objects, explosions, or fire;
   (b) Unusual or aggressive atmospheres such as those where the Product is exposed to or contaminated with chemical fumes or salt spray;
   (c) Standing or ponding water on the Product;
   (d) Significant differences in insulation below the coated metal panel;
   (e) Failure to store or install Product in a way that allows for adequate circulation;
   (f) Condensation or other contamination or damage attributable to improper shipping, packaging, handling, processing or installation;
   (g) Failures or damage resulting from edge corrosion;
   (h) Scratching or abrading during or after installation;
   (i) Prolonged contact with vegetation, dirt or gravel;
   (j) Sustained exposure to animals or animal waste;
   (k) Where the Product is in contact with, or subject to runoff from lead, copper, CCA, ACQ, CA, pressure treated, green or wet lumber, or wet insulation or other treated lumber (outdoor wood) or fire retardant impregnated or treated wood shakes;
   (l) Mishandling of the Product, including abuse, alteration, modification, improper use or storage; and
   (m) Damages or conditions at the point(s) and adjacent areas where material has been attached or adhered to the Product.

Notification of claim; Right of ASC to inspect. ASC must be notified within 20 days after discovery of any alleged condition giving rise to a claim, and ASC and its representatives must be allowed an opportunity to inspect and if required, obtain a sample of the Product. All decisions regarding the existence of conditions affecting this limited warranty will be made by ASC and will be final and binding on all parties. The party notifying ASC of any defect or claim will reimburse all of ASC's third party expenses incurred in connection with the investigation of a defect or claim if it is later determined that ASC is not responsible for the problem underlying the defect or claim. In no event will the original warranty period set forth above be extended by a warranty claim.

To make a claim or obtain service under this limited warranty, the Building Owner must call ASC at 1-800-360-2477 or submit your claim in writing to ASC Profiles, 2110 Enterprise Blvd., West Sacramento, CA 95691, to the attention of Purchasing.

Installation information. The Product must be installed to prevent standing water and condensation. The roof pitch must not be less than 1/4:12. Responsibility for selection of suitable long-lasting fasteners to be used with the Product rests solely with the Building Owner or the installer it chooses. Although ASC may provide information to aid in selection of fasteners, the provision of such information by ASC will not constitute an endorsement or warranty of performance of the Product with those fasteners under any conditions.

Maintenance. The Product must regularly be washed, either by sweet or tap water or by cleaning with 1/3 cup of Tide or other common detergent containing less than 0.5% phosphate dissolved in one gallon of water. A clear water rinse should follow immediately. The Product must not be cleaned with abrasive or chemical cleansers. Cleaning must include the underside of any panel overhang where the underside is exposed to the weather. If Product is installed in a mild marine environment, less than 1 mile and greater than 1320 feet from breaking surf, Product must be washed two times per year.

General terms and conditions; Disclaimer of all other warranties. This warranty is limited and is non-transferable. The Building Owner's sole and exclusive remedy against ASC will be repair or replacement of the defective Product, or a refund the purchase price, at the sole option of ASC. THIS LIMITED WARRANTY IS ASC'S SOLE AND EXCLUSIVE WARRANTY REGARDING THE PRODUCT AND IS IN LIEU OF ANY OTHER WARRANTY, WHETHER EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER WARRANTY OF QUALITY. ALL WARRANTIES OTHER THAN THIS LIMITED WARRANTY (INCLUDING ALL IMPLIED WARRANTIES LISTED IN THE PREVIOUS SENTENCE) ARE EXPRESSLY EXCLUDED AND DISCLAIMED. TO THE EXTENT LOCAL LAW PROVIDES THAT ANY IMPLIED WARRANTIES MAY BE NOT EXCLUDED OR DISCLAIMED, THOSE WARRANTIES ARE LIMITED IN DURATION TO THE SHORTER OF (i) THE DURATION OF THE EXPRESS WARRANTY PROVIDED IN THIS LIMITED WARRANTY OR (ii) THE SHORTEST DURATION REQUIRED BY LOCAL LAW.

IN NO CASE WILL ASC BE LIABLE TO ANY PERSON OR ENTITY FOR PROPERTY DAMAGE OR PERSONAL INJURY IN TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY), CONTRACT, WARRANTY, OR OTHERWISE FOR DIRECT, INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE, CONSEQUENTIAL OR OTHER DAMAGES OR LOSSES, INCLUDING BUT NOT LIMITED TO DAMAGE FOR LOSS OF BUSINESS PROFITS, BUSINESS INTERRUPTION, LOSS TO THE BUILDING OR ITS CONTENTS OR ANY OTHER LOSS, REGARDLESS OF THE CAUSE OF SUCH DAMAGE AND WHETHER OR NOT CAUSED BY OR RESULTING FROM THE NEGLIGENCE OF ASC, EVEN IF ASC HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR LOSSES. ASC'S TOTAL LIABILITY FOR ALL CLAIMS OF ANY KIND WILL NOT EXCEED THE PURCHASE PRICE PAID TO ASC FOR THE PRODUCT IN QUESTION.

No representative, dealer, reseller, employee, installer or any other person is authorized to make, modify or change this limited warranty or make any other warranty, representation or promise on behalf of ASC with respect to the Product. No term or condition other than those stated in this limited warranty and no agreement or understanding, whether oral or written, in any way purporting to modify or change this limited warranty will be binding on ASC, unless made in writing and signed by the President of ASC.

Choice of law. This limited warranty will be interpreted exclusively under the laws of the state of Washington.

AEP SPAN *Engineered Solutions in Metal*	*AEP Span Solar Reflective Analysis ASTM - E-903, C-1549, C-1371, E-1980*			Qualifies for LEED 2.2 Low Slope	Qualifies for LEED 2.2 Steep Slope	Qualifies for Energy Star Low Slope	Qualifies for Energy Star Steep Slope
	VALSPAR Results		SRI	Minimum 78 SRI	Minimum 29 SRI	Minimum 65 SRV	Minimum 26 SRV
Product Description	SRV	Emissivity					
BARE ZINCALUME®	0.58[A]	0.06	32	NO	YES	NO[B]	NO[B]
DURATECH® NT COLORS							
COOL TAHOE BLUE	0.30	0.83	29	NO	YES	NO	YES
COOL OLD TOWN GRAY	0.35	0.87	37	NO	YES	NO	YES
COOL DENALI GREEN	0.26	0.86	25	NO	NO	NO	YES
COOL TERRACE GREEN	0.41	0.87	45	NO	YES	NO	YES
COOL RUSTIC RED	0.35	0.85	36	NO	YES	NO	YES
COOL LIGHT STONE	0.57	0.85	66	NO	YES	NO	YES
COOL DESERT BEIGE	0.49	0.87	56	NO	YES	NO	YES
COOL CHESTNUT BROWN	0.30	0.87	31	NO	YES	NO	YES
COOL WEATHERED COPPER	0.34	0.87	36	NO	YES	NO	YES
COOL WINTER WHITE	0.70	0.86	85	YES	YES	YES	YES
COOL SURF WHITE	0.59	0.86	70	NO	YES	NO	YES
DURATECH® 5000 & DURATECH® MX COLORS							
COOL METALLIC SILVER	0.53	0.79	59	NO	YES	NO	YES
COOL ZACTIQUE® II	0.35	0.84	36	NO	YES	NO	YES
COOL ANTIQUE PATINA	0.29	0.87	29	NO	YES	NO	YES
COOL METALLIC COPPER	0.51	0.86	58	NO	YES	NO	YES
COOL METALLIC CHAMPAGNE	0.47	0.85	53	NO	YES	NO	YES
COOL TAHOE BLUE	0.30	0.86	30	NO	YES	NO	YES
COOL REGAL BLUE	0.30	0.85	30	NO	YES	NO	YES
COOL OLD TOWN GRAY	0.38	0.87	41	NO	YES	NO	YES
COOL ZINC GRAY	0.36	0.87	39	NO	YES	NO	YES
COOL MARINE GREEN	0.41	0.86	45	NO	YES	NO	YES
COOL FOREST GREEN	0.29	0.87	29	NO	YES	NO	YES
COOL HEMLOCK GREEN	0.30	0.86	30	NO	YES	NO	YES
COOL JADE GREEN	0.30	0.87	31	NO	YES	NO	YES
COOL LEAF GREEN	0.29	0.86	29	NO	YES	NO	YES
COOL MATTE BLACK	0.30	0.85	30	NO	YES	NO	YES
COOL COLONIAL RED	0.33	0.87	35	NO	YES	NO	YES
COOL TERRA COTTA	0.38	0.87	41	NO	YES	NO	YES
COOL RUSTIQUE®	0.31	0.87	32	NO	YES	NO	YES
COOL RED	0.44	0.86	49	NO	YES	NO	YES
COOL DARK BRONZE	0.34	0.87	36	NO	YES	NO	YES
COOL PARCHMENT	0.50	0.86	57	NO	YES	NO	YES
COOL WEATHERED COPPER	0.36	0.86	38	NO	YES	NO	YES
COOL SIERRA TAN	0.50	0.87	57	NO	YES	NO	YES
COOL REGAL WHITE	0.70	0.86	85	YES	YES	YES	YES
SPECIAL PREMIUM COATINGS							
VINTAGE®	0.27	0.74	21	NO	NO	NO	YES
DIMENSIONAL DURATECH PRINTS	0.25	0.83	22	NO	NO	NO	YES

All ratings listed above are initial readings. Three year Reflectivity is expected to be +/- 1% of Initial based upon Oak Ridge National Labs and Lawrence Berkley National Labs testing and studies.

[A] - Reflectivity data for Bare Galvalume and Zincalume is actual 3 year weathered solar reflectivity data.

[B] - Bare Zincalume is listd on the Energy Star site as an approved product, but does not quality for the homeowner tax credit.

Zincalume® is a registered trademark of BlueScope LTD
Vintage® is a registered trademark of Steelscape Inc.
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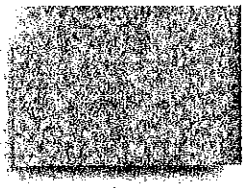
AEP Span Standard Colors & Coating Systems

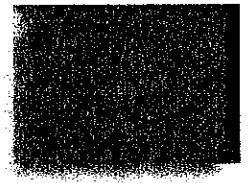
The DuraTech® standard colors and coating systems combines the corrosion protection of Zincalume® with a highly durable *Cool* resin technology to reduce the demand for energy and provide excellent color retention.

AEP SPAN
A BlueScope Steel Company

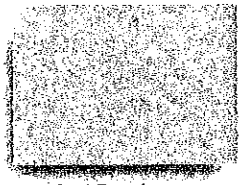
DuraTech® *5000* Colors



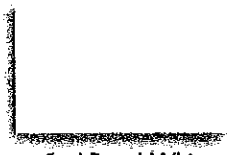
Zincalume® Plus (unpainted)
SRI: 32 • 24ga, 22ga & 20 ga



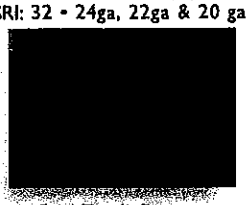
Cool Zinc Grey
SRI: 39 • 24ga & 22ga



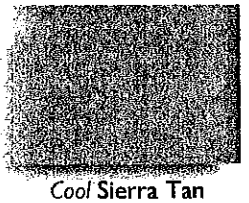
Cool Parchment
SRI: 57 • 24ga & 22ga



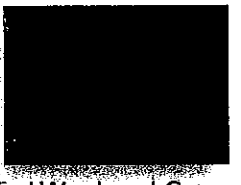
Cool Regal White
SRI: 85 • 24ga & 22ga



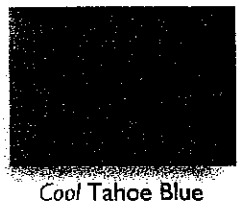
Cool Dark Bronze
SRI: 36 • 24ga & 22ga



Cool Sierra Tan
SRI: 57 • 24ga & 22ga

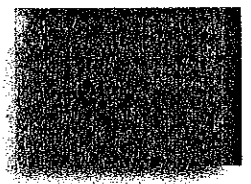


Cool Weathered Copper
SRI: 38 • 24ga & 22ga

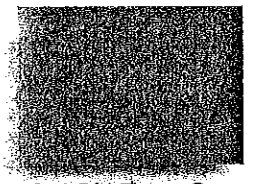


Cool Tahoe Blue
SRI: 30 • 24ga & 22ga

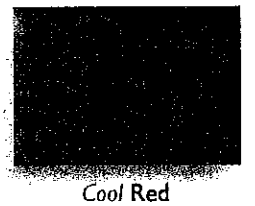
Cool Colonial Red
SRI: 35 • 24ga & 22ga



Cool Marine Green
SRI: 45 • 24ga & 22ga

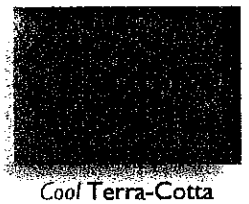


Cool Old Town Gray
SRI: 41 • 24ga & 22ga

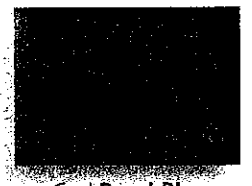


Cool Red
SRI: 49 • 24ga & 22ga

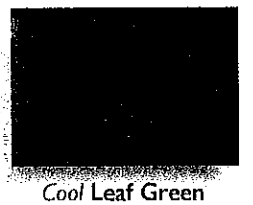
Cool Forest Green
SRI: 29 • 24ga & 22ga



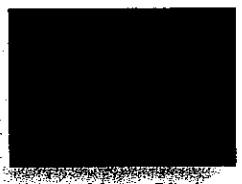
Cool Terra-Cotta
SRI: 41 • 24ga & 22ga



Cool Regal Blue
SRI: 30 • 24ga & 22ga

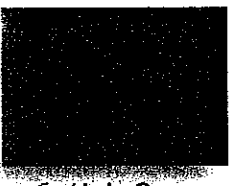


Cool Leaf Green
SRI: 29 • 24ga & 22ga



Cool Matte Black
SRI: 30 • 24ga & 22ga

Cool Hemlock Green
SRI: 30 • 24ga & 22ga

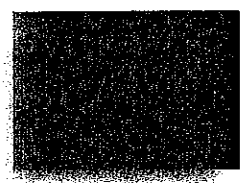


Cool Jade Green
SRI: 31 • 24ga & 22ga

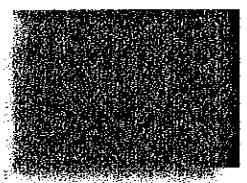
Note: Color swatches are for reference only and are limited by printing process and viewing conditions. Actual color samples are available upon request. Contact AEP SPAN representative for actual color samples prior to purchase.

SRI = Solar Reflective Index (ASTM E-1980, based on medium wind speed)

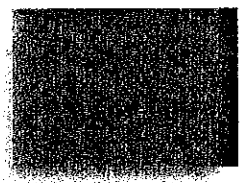
DuraTech® *mx* Colors (Metallic colors are subject to upcharge)



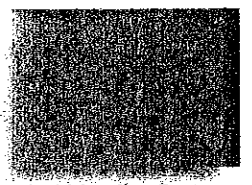
Cool ZACtique® II
SRI: 36 • 24ga & 22ga



Cool Metallic Silver
SRI: 59 • 24ga & 22ga



Cool Metallic Champagne
SRI: 53 • 24ga & 22ga



Cool Metallic Copper
SRI: 58 • 24ga & 22ga

METALLIC COATINGS NOTE:
Minor differences in both color and appearance are normal and to be expected with metallic coatings, as it is virtually impossible to match one metallic coating to another. Due to the coil application process, striations and longitudinal patterning may also show on these products. To minimize the possible visual effects of the normal minor differences in paint and its application, an entire job should be painted at one time. Additionally, fabricated panels, flat sheets, and flashings should be orientated in the same direction for installation.

CRRC COOL ROOF RATING COUNCIL® MEMBER

ENERGY STAR

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Sales and Technical Support: 800-733-4955, 253-383-4955 fax 253-272-0791

DURATECH 5000 AND DURATECH *mx*

TESTS	ASTM TEST *	PERFORMANCE
PHYSICAL PROPERTIES AND DURABILITY		
Specular Gloss	D-523	8-25% at 60
Pencil Hardness	D-3363	HB minimum
Flexibility T-Bend	D-4145	No evidence of cracking. No loss of adhesion**
Cross Hatch Adhesion	D-3359	No adhesion loss
Reverse Impact	D-2794	No cracking or loss of adhesion
Abrasion, Falling Sand	D-968	65 liters
Flame Test	E-84	Class A coating
ATMOSPHERIC AND POLLUTANT RESISTANCE		
Acid Pollutants	D-1308 Sulfuric Acid Muriatic Acid Sodium Hydroxide	 No bleaching No color change, no blistering No color change, no blistering
Acid Rain Test	Kesternich	15 cycles minimum
Alkali Resistance	Kesternich	No effect
Salt Spray Resistance	B-117	Passes 1,000 hours, coated steel**
Cyclic Salt Fog	B-5894	2,000 hours passes adhesion
Humidity Resistance @ 100°	B-2247	Passes 2,000 hours, coated steel**
WEATHERING		
South Florida Exposure	D-2244	<5 NBS units change
UVB	D-822	Passes 3,000 hours
Chalk Resistance	D-659	Rating of 8 minimum

* All tests performed to the latest ASTM revision. The rest results set forth are representative of the results obtained by the paint manufacturer. Warranties of the product are exclusively set forth in the applicable contract documents.

** Performances on G90, Zincalume, Galvalume.

Profile	Coverage	24 ga	22 ga	20 ga	18 ga
Box Rib®/Reverse Box Rib	36"	Stocked	Stocked	Bare only stocked	Not Stocked
Design Span® *hp*/Batten	16", 17"	Stocked	Stocked	N/A	N/A
Design Span® *hp*/Batten	12"	Stocked	Stocked	N/A	N/A
Design Span® *hp*/Batten	18"	Stocked	Not Stocked	N/A	N/A
HR-36®	36"	Stocked	Stocked	Bare only stocked	Not Stocked
Klip Rib®	16"	Stocked	Stocked	N/A	N/A
Mini-V-Beam	32"	Stocked	Stocked	Bare only stocked	Not Stocked
Nu-Wave® Corrugated	32" (34⅛ Wall)	Stocked	Stocked	Bare only stocked	N/A
Prestige Series®	12"	Stocked	Stocked	Not Stocked	Not Stocked
Select Seam® Narrow Batten	21¼"	Stocked	Stocked	N/A	N/A
Select Seam® Narrow Batten	16"	Stocked	Stocked	N/A	N/A
Select Seam® Narrow Batten	12"	Stocked	Not Stocked	N/A	N/A
Select Seam® Wide Batten	22½"	Stocked	Stocked	N/A	N/A
Select Seam® Wide Batten	17¼"	Stocked	Stocked	N/A	N/A
Select Seam® Wide Batten	13¼"	Stocked	Not Stocked	N/A	N/A
Span-Lok™ hp	16", 12"	Stocked	Stocked	N/A	N/A
Curved Span-Lok™	16"	Stocked	Stocked	N/A	N/A
SpanSeam™	16"	Stocked	Stocked	N/A	N/A
Flat Sheet	46"	Stocked	Stocked	Bare only stocked	Not Stocked
Flat Sheet	48⅛"	Stocked	Not Stocked	Not Stocked	Not Stocked

Notes:
N/A - not available in that gage
Stocked - stocked in the colors shown on chart
Not Stocked - minimum order size and longer lead times may apply

Not all profiles are manufactured in all locations.

DESCRIPTION: DuraTech 5000 is a premium fluoropolymer (PVDF) coating system. DuraTech mx is a premium fluoropolymer (PVDF) pearlescent coating system. When applied and cured on properly prepared substrates, DuraTech coatings exhibit exceptional color stability, chalk resistance, durability, abrasion resistance, chemical resistance and flexibility.

COMPOSITION & APPLICATION: DuraTech 5000 and DuraTech mx coatings shall contain a minimum of 70% fluoropolymer resin. These coating systems, including primer, are to be applied by coil coaters experienced in handling 70% Kynar 500® or Hylar 5000® PVDF resin-based coatings.

ZINCALUME® SUBSTRATE: The Zincalume® and Galvalume® coatings are AZ50 and is comprised of a 45% zinc, and 55% aluminum alloy by weight.

PRETREATMENT: All substrates are pre-treated in accordance with paint manufacturer's instructions. The pretreatment is to provide a suitable surface for application of the recommended primer.

COLORS: DuraTech 5000 and DuraTech mx are available in a wide selection of pre-formulated standard colors, which is shown on chart. Custom colors can also be formulated.

GLOSS: DuraTech 5000 coatings are supplied with a gloss of 8-15% at 60° per ASTM D-523. DuraTech mx (metallics) have a gloss rating of 15-25% at 60° per ASTM D-523.

FILM THICKNESS: The nominal dry film thickness for DuraTech coatings is a nominal 1.0 mil. The primer is applied with a 0.15-0.30 mil and top coat is applied at a nominal 0.70-0.80 mils. Backer system is a polyester coating applied over a primer with total dry film thickness of 0.50-0.65 mil thickness.

Thick Film - A high-build DuraTech 5000 or DuraTech mx coating system is also available on special order. It is normally applied at a total dry film thickness of 1.5-2.0 mils. For this system, high build primer is applied at a nominal 0.8-1.2 mils and topcoat is applied at a nominal 0.70-0.80 mils.

Clear Coat - A 0.5 mil clear coat also available on special order. Can be applied as a top coat on a 3 or 4 coat system on special order.

FINISH WARRANTIES
Warranties for chalk, fade and film integrity are available in durations of up to 30 years for DuraTech 5000 colors and up to 25 years for DuraTech mx (metallics). All AEP Span panels are offered with a corrosion warranty on the Zincalume substrate. Terms can be affected by factors such as environment. Inquire for details.

OIL CANNING
All flat metal surfaces can display waviness commonly referred to as "oil canning". This is caused by steel mill tolerances, variations in the substrate and relative reflectivity of the material. "Oil canning" is an inherent characteristic of steel products, not a defect, and therefore is not a cause for panel rejection.

COLORS BY REQUEST
AEP Span continues to carry on the tradition of matching custom colors. Show us the color you want and AEP Span will supply it.

TECHNICAL SUPPORT
Consult with a Technical Representative to specify appropriate materials and finishes for individual project conditions. Actual panel and color samples are available upon request.

Zincalume® is a registered trademark of BlueScope Limited, Galvalume® is a registered trademark of BIEC International, Inc.,
Kynar 500® is a registered trademark of Arkema Inc., Hylar 5000® is a registered trademark of Ausimont USA, Inc.
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AEP SPAN
A BlueScope Steel Company

ARBORIST REPORT

RECEIVED
JAN 08 2013
TOWN OF PORTOLA VALLEY

Submitted To:

Mr. Jon Kawaja
45 Tagus Court
Portola Valley, CA 94028

Project Location:

45 Tagus Court
Portola Valley, CA

RECEIVED
JAN - 8 2013
SPANGLE ASSOC.

Submitted By:
McCLENAHAN CONSULTING, LLC
James M. McClenahan
Registered Consulting Arborist #249
American Society of Consulting Arborists
November 20, 2012
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McClenahan Consulting, LLC
Arboriculturists Since 1911
1 Arastradero Road, Portola Valley, CA 94028-8012
Telephone (650) 326-8781
Fax (650) 854-1267
www.spmcclenahan.com

November 20, 2012

Mr. Jon Kawaja
45 Tagus Court
Portola Valley, CA 94028

Assignment
As requested, I inspected significant trees to determine species, size, present condition, impact of proposed site improvements and provide recommendations for tree preservation.

Discussion
The site is a residential parcel of southerly sloping terrain. Proposed improvements will include demolition of existing structures and construction of a new residence, guesthouse, pool and lower driveway modifications. Existing tree species within area of improvements include Coast live oak, Common olive, Chinese pistache and Eucalyptus.

The grading plan was not completed at the time of this survey. As a result, guidelines for grading encroachment are established for each *Tree Protection Zone (TPZ)*. Encroachment within the *TPZ* will require site arborist approval prior to initiation of work.

Prior to site demolition work, tree protection fencing shall be installed in accordance with guidelines in the Tree Preservation Plan. These barricades shall remain in place throughout the construction phase and shall not be altered without prior consent of the site arborist.

A root crown inspection was accomplished on the Coast live oaks November 8 and 9. A fair or better prognosis was provided after treatment. A treatment for Sudden Oak Death prevention was also accomplished at that time.

Modest accumulation of deadwood in several oaks indicated exposure to environmental extremes and the need for tree preservation intervention.

Methodology
No root crown exploration, climbing or plant tissue analysis was performed as part of this survey.

Methodology continued
Trees tagged with numbered aluminum markers which correspond to those in this survey and site plan enclosed.

In determining Tree Condition several factors have been considered which include:

Rate of growth over several seasons;
Structural decays or weaknesses;
Presence of disease or insects; and
Life expectancy.

Tree Description/Observation
#1: Coast live oak *(Quercus agrifolia)*
14.5", 12.2", multi trunk **DSH** (diameter standard height)
Height: 40' **Spread:** 45'
Condition: Fair
Location: North of existing parking
Observation: Foliage is slightly sparse resulting from environmental stress. Multi trunked habit is considered an inherent structural defect. *TPZ* is established at 10 feet from trunk. No excavation/grading is permitted within this zone without prior approval by the site arborist. Adoption of Preservation Guidelines will enhance life expectancy.

#2: Coast live oak
17.1" **DSH**
Height: 40' **Spread:** 45'
Condition: Fair
Location: North of existing parking
Observation: Foliage is slightly sparse. Tree has grown to a slight westerly lean and the canopy has developed one-sided. *TPZ* is established at 10 feet from trunk. Driveway improvements will encroach no closer than within 12 feet of trunk and no adverse impact to tree health is expected. Prognosis is considered favorable.

#3: Coast live oak
14.5", 14.3", 12.3", multi trunk **DSH**
Height: 32' **Spread:** 45'
Condition: Poor to Fair
Location: Front door
Observation: Foliage is slightly sparse. Canopy has been headed back from roof. Proposed demolition and new construction will require this tree to be removed.

#4: Coast live oak
21.2" **DSH**
Height: 30' **Spread:** 40'
Condition: Fair
Location: West of residence
Observation: Foliage is typical of the species. Tree has grown to a one-sided canopy as a result of competition with adjacent trees. *TPZ* is established at 10 feet. Proposed residence will encroach to within 8 feet of trunk on northerly side and impervious surface to within 4 feet on east side. Hand excavation of footings to necessary depth when within the *TPZ* is required. No roots greater than 1-inch in diameter may be severed without prior inspection by a qualified arborist. Venting of the impervious surface or installation of pervious materials will expand potential lateral root environment (see enclosure). Prognosis is considered favorable.

#5: Common Olive *(Olea europaea)*
14.6" **DSH**
Height: 24' **Spread:** 28'
Condition: Good
Location: West of residence
Observation: Foliage is typical of the species. Tree structure is sound with no visible signs of decay. Root crown is flared to 2 feet from trunk. Proposed impervious surface shall not encroach closer than within 5 feet of trunk *(TPZ)*. Adoption of additional preservation measures will allow a favorable prognosis.

#6: Common Olive
6.9", 7.0", 5.0", multi trunk **DSH**
Height: 20' **Spread:** 28'
Condition: Fair to Good
Location: West of residence
Observation: Foliage is typical of the species. Tree structure is sound with no visible signs of decay. *TPZ* is established at 5 feet from trunk. No impervious surfaces are allowed within this zone. Proposed pool is well beyond tree environment and no adverse impact to tree environment is expected. Prognosis is considered favorable.

#7: Coast live oak
22.8" **DSH**
Height: 40' **Spread:** 45'
Condition: Fair
Location: East of proposed guesthouse
Observation: Foliage is typical of the species. Canopy has developed one-sided as a result of competition with adjacent trees. *TPZ* is established at 11 feet from trunk. Pervious surfaces or venting is required when within this zone. Any excavation/trenching within this zone shall be accomplished by hand excavation to required depths. No roots greater than 1-inch in diameter may be severed without prior inspection by a qualified arborist. Prognosis is considered favorable.

#8: Coast live oak
20.8" **DSH**
Height: 40' **Spread:** 45'
Condition: Poor
Location: East of proposed guesthouse
Observation: Tree was recently treated for Phytophthora infection. Heavy accumulation of deadwood indicates a lack of sustained vigor. *TPZ* is established at 11 feet from trunk. Pervious surfaces or venting is required when within this zone. Proposed guesthouse and/or pool construction will not encroach within tree environment. Adoption of additional preservation measures may improve prognosis for continued health.

#9: Coast live oak
21.0" **DSH**
Height: 45' **Spread:** 45'
Condition: Fair
Location: East of residence
Observation: Foliage is typical of the species and indicates normal tree vitality. Existing retaining wall encroaches to root crown on westerly side. Zip line attachment is girdling scaffold limb and should be reattached with thru bolts. *TPZ* is established at 11 feet from trunk. Proposed residence additional and hardscape will occur beyond existing retaining wall. No adverse impact to tree environment is expected. Prognosis for continued health is favorable.

#10: Coast live oak
22.5" **DSH**
Height: 35' **Spread:** 30'
Condition: Fair
Location: East of residence
Observation: Foliage is typical of the species and indicates normal tree vitality. Tree structure is sound with no visible signs of decay. *TPZ* is established at 11 feet from trunk. Proposed residence will encroach to within 4 feet of trunk on westerly side within existing retained soil. No adverse impact to lateral root environment will occur as a result of improvement work. Minor pruning to provide construction clearances will not adversely impact tree health. Prognosis is considered favorable.

#11: Chinese pistache *(Pistacia chinensis)*
11.9" **DSH**
Height: 32' **Spread:** 30'
Condition: Good
Location: East of residence
Observation: Foliage is typical of the species and indicates normal tree vitality. Tree structure is sound with no visible signs of decay. Tree will be removed for improvements.

#12: Red river gum *(Eucalyptus camaldulensis)*
22.4" **DSH**
Height: 50' **Spread:** 4'
Condition: Potentially hazardous
Location: East of existing residence
Observation: Tree has grown to a 45 degree southerly lean of low trunk. Poorly attached scaffolds increase failure potential, although no impact to tree environment will result from improvement work. Tree removal or dramatic reduction is recommended to minimize risk exposure.

#13: Silver dollar *(Eucalyptus polyanthemos)*
30.9" **DSH**
Height: 65' **Spread:** 40'
Condition: Potentially hazardous
Location: North of existing residence
Observation: Narrowed angled scaffold attachments increase failure potential as evidenced by previous large scaffold failure at 20 feet on westerly side. Tree will be located within driveway improvements. Removal is recommended.

Conclusion
Two trees will be removed for improvement work. Tree #3 Coast live oak, multi trunk 14.5", 14.3", 12.3" and tree #11 Chinese pistache, 11.9". Two trees are recommended for removal as a result of hazard exposure tree #12 Eucalyptus 22.4" and tree #13 Eucalyptus 30.9".

The remaining trees in the improvement zone will be retained. Adherence to established *TPZ* recommendations and adoption of additional preservation guidelines will enhance tree conditions, prolong life expectancy and adequately protect trees during improvement work.

TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan
In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than five times the trunk diameter, (i.e. 30" diameter tree x 5=150" distance) or designated by site arborist. At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is ***mandatory.***

Barricades
Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. These barricades should remain in place until final inspection of the building permit, except for work specifically required in the approved plans to be done under the trees to be protected. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

Root Pruning (if necessary)
During and upon completion of any trenching/grading operation within a tree's drip line, should any roots greater than one inch (1") in diameter be damaged, broken or severed, root pruning to include flush cutting and sealing of exposed roots should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line ***within twenty-four (24) hours.***

Pruning
Pruning of the foliar canopies to include removal of deadwood is recommended and should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce 'windsail' effect and provide an environment suitable for healthy and vigorous growth.

Fertilization
A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction.

Such fertilization will serve to stimulate feeder root development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas.

Inception of this fertilizing program is recommended prior to the initiation of construction activity.

Irrigation
A supplemental irrigation program is recommended for the Olive trees and should be accomplished at regular three to four week intervals during the period of May 1st through October 31st. Irrigation is to be applied at or about the 'drip line' in an amount sufficient to supply approximately fifteen (15) gallons of water for each inch in trunk diameter.

Irrigation can be provided by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.

Mulch
Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection
Periodic inspections by the ***Site Arborist*** are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

We thank you for this opportunity to be of assistance in your tree preservation concerns.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

Very truly yours,

McCLENAHAN CONSULTING, LLC

By: **James M. McClenahan**
Registered Consulting Arborist #249
American Society of Consulting Arborists

JMMc: pm

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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: _____
James M. McClenahan

Date: November 20, 2012

5b. PRELIMINARY ARCHITECTURAL REVIEW FOR NEW RESIDENCE WITH DETACHED GUEST HOUSE, SWIMMING POOL AND RELATED SITE IMPROVEMENTS, AND SITE DEVELOPMENT PERMIT X9H-647, 45 TAGUS COURT, *KAWAJA*

This is a preliminary review of the subject applications for residential redevelopment of the subject 1.9-acre Alpine Hills subdivision parcel (see enclosed vicinity map for parcel location). The project includes a new, two story, 4,421 sf residence, detached garage with upper level storage space and detached 574 sf single story guest house. Other proposed site changes include a new swimming pool and landscaping improvements.

The project proposes a total volume of grading of 982 cubic yards. This includes 824 cubic yards of cut and 158 cubic yards of fill. The excess cut materials would be exported from the site. The volume of proposed grading requires the subject site development permit and the ASCC is the approving authority for any such permit where the earthwork totals between 100 and 1,000 cubic yards.

The project is shown on the following enclosed plans, unless otherwise noted, dated 11/19/12, and prepared by Backen Gillam Architects:

Sheet A0.00, Title Sheet
Sheet L1.1, (Site and Landscape Plan), Whisler Land Planning, 11/19/12
Sheet A0.1, Cal Green Checklist (GreenPoint Rated Checklist Targeting 160 BIG points)

Civil Plans, Giuliani & Kull, Inc., 11/20/12:
Sheet C-1, Cover Sheet
Sheet C-2, Grading & Drainage Plan
Sheet C-3, Erosion Control Plan

Sheet A1.0, Site Plan-Existing
Sheet A1.1A, Site Plan – Proposed Ground Floor Plan
Sheet A1.1B, Site Plan – Proposed Upper Floor Plan
Sheet A1.2, Site Lighting and Finish Plan
Sheet A2.1, Ground Floor Plan
Sheet A2.2, Upper Floor Plan
Sheet A2.3, Roof Plan

Sheet A3.0, North Elevation East Elevation
Sheet A3.1, South Elevation Section B-B1
Sheet A3.2, West Elevation Section A-A1
Sheet A3.3, Garage Elevations and Sections

In support of the plans the applicant has provided the following materials that are attached unless otherwise noted:

- Cut sheets for the proposed exterior light fixtures received November 19, 2012 (location for proposed lights is shown on plan Sheet A-1.2)
- Colors and materials board, received November 19, 2012 (to be presented at ASCC meeting)
- Outdoor Water Use Efficiency Checklist, 11/19/12

As noted at the head of this memorandum, the preliminary review is to begin with a site meeting that is scheduled to take place at 3:00 p.m. on Monday, December 10th. Story poles have been installed to facilitate the field evaluation.

The applicants have informed staff that they have reached out to a number of neighbors to explain the plans and receive input. One of the neighbors, Mr. Mike Nuttall of 55 Alhambra Court has provided the attached 12/4/12 letter to the ASCC expressing concerns with the project including the height of the main house and the location of the proposed guest house. Mr. Nuttal's letter with two photographs he has provided was distributed by email to ASCC members and he has asked that during the 12/10 site meeting ASCC members view the project site and story poles from his house. During the site meeting it will also be important to consider views from the subject property to Mr. Nuttal's property at the end of Alhambra Court to fully appreciate visual relationships and issues.

At the conclusion of the December 10th review, project consideration should be continued to the regular January 14, 2013 ASCC meeting to permit time for full processing of the site development permit and for the project design team to address any issues that may result from the preliminary review process.

The following comments are offered to assist the ASCC in preliminary review of the request.

1. **Background, Project Description, Grading and Vegetation Impacts.** The subject triangularly shaped parcel fans out from the southern end of Tagus Court. The site contains a house at its south end and this is on the building pad established with original site grading. The building pad is roughly 30 feet lower in elevation than the cul-de-sac bulb of Tagus court and is at the end of a relative long driveway that has a slight serpentine form as it descends from the street to the building site.

   The essentially level building site contains a very low profile Ranch style residence with attached garage. The house is surrounded by a variety of plant materials that include a number of more exotic trees and shrubs including eucalyptus, acacia, and pines. From the building site slopes descend relatively rapidly to the north, east and west resulting in the graded pad building site and surrounding vegetation being more exposed to views from properties along Golden Oak Drive and Alhambra

Court. This is the situation relative to views to and from the Nuttal property and improvements on the hillsides to the west and east of the subject property are also highly visible from it.

The drop in elevation from the building site to the southern property boundary is over 100 feet in a distance of roughly 200 feet and very steep slopes are also present on the east side of the building pad. In any case, due to these steep slopes and additional geologic constraints along the southwestern slopes of the site, the only buildable area is the established building site and this is also the only area were there is level space available for outdoor uses.

As can be seen from the site and grading plans, an old road/driveway remnant extends along the east side of the building site and at one time was in an easement that was for benefit of the parcel to the south. This easement no longer exists. Due to slope constraints, however, there are no plans to grade the site to eliminate the old dirt driveway.

The plans currently anticipate preserving most of the non-native trees for privacy and screening. The only significant oak planned for removal is a triple trunk tree located on the west side of the building pad near the main entry to the existing house that is characterized as being in poor health. It is clear, however, that much of the existing smaller shrubs and non-native plantings would be removed for new site development.

The proposed grading is to improve driveway access, provide for upper driveway area guest parking (see also sewer comments below), cut the new garage slightly into the north, adjacent hillside and lower the existing house pad by roughly 2.4 feet to even the pad and provide for the desired site improvements. The height of the new structures would be taken from the lower pad surface.

The proposed improvements include the detached garage tucked into the northwest hillside. This site is now partially screened on the northwest side by a eucalyptus tree and the intent is to preserve the tree for screening at this time. In addition to the parking in the garage, there would be two guest parking spaces along the driveway and additional parking in the driveway area between the garage and front of the main residence. There is at least space for five cars, but the driveway design needs to be reviewed in detail with the fire marshal to ensure that there is an adequate fire truck turnaround as the driveway is over 150 feet in length. The project architect has advised that the plans do include provisions for a hammerhead turnaround to fire district standards, but this area needs to be away from guest parking spaces. This is to be clarified further at the ASCC meeting.

The new, two-story main house would be located at the northern end of the established building pad. The house would have a relatively narrow wing on the west side with longer elevations exposed to the east and south. The northern elevation would face into the adjacent hillside. The highest ridge at the 706.5-foot elevation would be roughly 6 to 8 feet lower than the elevation at the Tagus Court cul-de-sac bulb.

The two-story design was selected to allow for outdoor space on the south side of the pad, including space for the new swimming pool and to also pull the residential

mass back toward the north hillside. The added height relative to the existing house creates some potential for increased visibility and the potential visual changes should be considered during the course of the site meeting. At the same time, if the site had not been subjected to original "pad" grading, the existing house would be considerably higher in elevation. Further, under current town standards, pad grading is not encouraged. In any case, there is a balance that needs to be considered given site constraints and the need for effective space for outdoor activities. Again, views to and from the site from surrounding properties need to be considered during the course of the site 12/10 meeting.

The proposed guest house is a low profile single story structure. It is to be located at the southern end of the building pad. While is not a large or tall building, the location at the south end of the pad increases the potential for off-site visibility. At the same time, it is sited to serve also as a bath/exercise room associated with the proposed swimming pool.

In response to concerns over potential visual impacts of the guest house, the plans propose to plant three 48" box oaks on the west side of the guest house to supplement the screening provided by two existing oaks that are to remain. Other plantings along the west side of the building pad are also proposed to enhance screening and privacy and this includes the relocation of a 25 foot tall Pistache to help screen views to and from the Alhambra Court area.

The proposed garage includes a upper level that is currently not recognized in the floor area calculations. The lower, parking floor of the garage has an area of 522 sf. While we recognize that the heights in the upper space are mostly under seven feet we have concerns with the outside stair access and have requested a floor plan to determine if any change in the design would be needed to ensure it is not counted as floor area.

Currently the sanitary sewer system is being extended to the site and the new project will be served by the sewer system. The plans include a proposed guest parking area roughly 50 feet from the Tagus Court cul-de-sac bulb. The applicant has advised that this parking area is partially to provide for sanitary district access to sewer facilities on the parcel to the west. Due, however, to the proximity of the improvements on this western parcel, we have asked that the applicant ensure that the neighbor understands the plans and the relationship of the planned guest parking area to their backyard area.

While we believe the proposed site and house plans represent a reasonable approach to site development, particularly given the history of site grading and other site and area conditions, the site meeting will be important in considering the proposal and the concerns that have been offered relative to visibility from off site. At the same time, any change on the site will result in view modifications due to the unique topographic relationships in this Alpine Hills area.

2. **Site Development Committee Review.** To date, comments have been received from the public works director (attached report dated 11/29/12), town geologist (attached report dated 12/4/12), and fire marshal (attached report dated 11/28/12). Also received is the attached 11/27/12 "preliminary" report from the conservation

committee with an understanding that a final report will be provided after the 12/10 site meeting.

Since no septic system is planned, a health department report is not anticipated at this time. Abandonment of the existing septic system would, however, be subject to compliance with health department standards.

Based on the reports received, there appear to be no significant technical issues with the project plans. The report from the town geologist, however, notes that the original project consultant geotechnical report was prepared prior to development of the current plan proposals and that it needs to be updated to reflect the current plans and that this should take place prior to submittal of building permit plans.

The conservation committee has offered some preliminary suggestions for removal of invasive materials, oak protection and maintenance, modifications to the proposed landscape plant list and also that impervious surface materials should be kept to a minimum. The committee has, however, expressed concern over the control of runoff and this is also a matter commented on by the town geologist and would be subject to final plan review of details by the public works director.

The conservation committee encourages removal of eucalyptus, acacia and old overgrown pine trees. The applicant has expressed interest in doing this over time, but is also concerned that early removal would eliminate screening that is now relied on for privacy. This can be judged during the course of the site meeting and, particularly in consideration of views from off site including from the Nuttall property at 55 Alhambra Court.

One additional comment offered by the conservation committee has to do with the proposed garage encroachment into the side yard setback area. The enclosed plans were intended to meet the allowed setback averaging for this encroachment. Unfortunately, the proposed garage siting does not meet the 16-foot minimum set back, it is only 14 feet from the property line. The applicant has been made aware of this and has advised that the plans will be corrected to be consistent with the setback averaging provisions of the zoning ordinance.

3. **Compliance with Floor Area (FA), Impervious Surface Area (IS), height and yard setback limits.** The total proposed floor area, including the detached garage and detached guest house, is 5,611 sf and 83 sf under the 5,694 sf FA limit for the property. The floor area of the proposed main house, including the 400 sf required to be counted in the detached garage, is 4,821 sf and this is 19 feet below the 85% limit of 4,840 sf. While the project appears to conform to the FA limits, a final review will be made after more evaluation is made of the space over the garage.

   The proposed guest house, while designed more as an exercise space and guest bedroom is, by town zoning ordinance definition a guest house. It has a floor area of 574 sf, which is below the 750 sf maximum for such an accessory unit. Other aspects of the guest house and its conformity to second unit zoning and policy limitations are discussed below.

   The total proposed impervious surface (IS) area shown on the plans is 7,927 sf and under the 8,688 sf IS limit. The bulk of the IS area is for the driveway and pool

areas. The IS calculations are being checked by the architect as there was a misunderstanding as to how area under eaves is counted so revised numbers are expected to be provided.

The mostly two story house ridge heights range from 23.5 feet to 24.5 feet and adhere to both the 28 and 34-foot maximum height limits. The guest house has a maximum height of approximately 17.5 feet and also is well under the single story limit for guest houses (i.e., 18-24 feet maximum) that is required without special ASCC findings. The garage has a ridge height of 18.5 feet and this is well below the 28 and 34 foot height limits that apply to this detached accessory structure.

Compliance with required yard setbacks is presented on plan Sheet A1.1A. except for the setback averaging issue discussed above, the proposed improvement maintain setbacks that are significantly greater than the 50 foot front and 20 foot site and rear yard zoning ordinance requirements. The house is no closer than 48 feet to a side property line and the guest house is over 80 feet away from the western property line.

4. **Conformance with second unit zoning regulations and accessory structure policy**. As with the previous application, the ASCC must make findings pursuant to both the town's accessory unit policy statement and zoning regulations to allow the proposed detached second unit. These matters are evaluated below.

   Second Unit and Accessory Structures Policy Statement, July 29, 1992 (copy attached). The proposed guest house contains 574 sf and is designed to be a guest unit. It includes living room, full bath and bedroom facilities and there is no other second unit proposed on the property.

   Zoning Regulations. Second units are permitted on parcels of one acre or larger pursuant to the limitations set forth in Section 18.12.040.B of the zoning ordinance (copy attached). The proposed second unit is served by the same driveway access as the main house, and there appears to be parking on site to meet all parking requirements. This, however, will depend on final driveway design review by the fire marshal as discussed above.

   The guest unit design matches the architecture proposed for the main house and the location is integrated into the proposed house improvements and not separated in any way from them. Thus, it appears that the design does conform to the basic second unit zoning requirements.

5. **Project Design and Exterior Materials.** The proposed architecture for the house and detached accessory structures is of a simple, contemporary Ranch style. The design includes low pitch, gable roof forms design and materials and finishes that are consistent with the more rural tradition of the town and consistent with town design guideline.

   The proposed exterior material and finishes include finishes:

   - Stain grade wood siding in a dark finish with a light reflectivity value (LRV) of under 20% and well under the 40% policy maximum.

- Integral sand color plaster with a LRV appears to be close to the 40% policy maximum.
- Corrugated metal roofing with a dark brown, matte finish and a LRV of under 10%, well under the 40% policy maximum.

All wood trim and trellis elements include window and door trim and garage doors are to be in stain grade wood and, we assume, would be finished to match the siding stain. This however, should be clarified to the satisfaction of the ASCC.

The proposed guest house shower area has exterior walls of frosted glass panes. This material should be defined to the satisfaction of the ASCC.

6. **Landscaping/fencing.** Plans for landscaping are presented on Sheets L1.1. These have been discussed somewhat above and also in the comments from the conservation committee. During the site session, the project design team should discuss these in detail and also respond to the comments from the conservation committee.

   The plans propose no new fencing and we assume that pool security will be with a cover. There is a plan for a new driveway entry gate and this would be located at the required 25-foot setback. The gate is described in a note on the landscape plan, including conformance to the four-foot height limit. Nonetheless, a detailed gate plan should eventually be provided to the satisfaction of the ASCC.

   Relative to the oaks around the building pad that are to be preserved, eventually an arborist should review the proposal and provide recommendations for tree protection and measures to be taken to ensure long term tree health.

7. **Exterior Lighting**. The proposed exterior yard and house lighting is shown on Sheet A1.2 and the cuts sheets for the proposed fixtures are attached. For the most part, recessed eve and low mounted down lights are proposed around the house and at the guest house. A few path lights are proposed at the house entry and at the pool area. Any lighting planned for the pool and spa needs to be explained to the satisfaction of the ASCC.

   While the proposed lighting does not appear excessive, particularly with the low pathway and wall fixtures and recessed lighting, we do have some concerns with the proposed overhead wall and pendent lights. The fixtures and potential for light spill form them should be considered and explained by the design team at the ASCC meeting.

8. **"Sustainability" aspects of project**. As noted above, the project targets 160 BIG points, whereas under the town's mandatory green building program, the required point total is 133. For this project, compliance with the mandated point total would need to be verified through formal BIG certification.

The ASCC should conduct the 12/10 preliminary review, including the site visit and offer comments and reactions to assist the applicant and project design team in preparing any plan revisions that may be found necessary to allow for eventual final action by the ASCC. Project review should then be continued to the January 14, 2013 regular ASCC meeting.

Mike Nuttall
55 Alhambra court
Portola Valley

mobile 650 400 9998
home. 650 851 5223

December 4, 2012

ASCC
Town of Portola Valley

Re. 45 Tagus Court

Dear Commission Members,

My wife and I have lived for many years at the end of Alhambra Court cul-de-sac. From our living room, bedrooms and deck we enjoy a view across the valley to the Bay and beyond to Mt Hamilton and, to the south, the Santa Cruz mountains.

After reviewing the plans for the developments at 45 Tagus and discussing these with the owners I have a number of concerns.

The main residence

1. The massing of this building seems out of character with the lower profile generally maintained in the neighborhood and particularly properties in such visible locations.
2. The amount of light spilling from the second story will have a significant impact on the otherwise dark, tranquil and serene nighttime scene.
3. The addition of the second floor will result in a major loss of privacy for my family in our living room, bedrooms and deck.

The guest unit

1. I am concerned that the amount of grading necessary will result in the destruction of many trees and native plants.
2. I understand that Mr Kawaja is planning on using the guest cottage as his home office and I am therefore even more concerned about the light from this building given the prominent positioning of the structure and the large expanses of glass facing the valley.
3. The placing of the unit on the lot is inappropriate for any building, particularly for a secondary unit. The current plan has this unit positioned on the most prominent place on the lot, a spot currently owned by a fabulous oak tree.

4. It's my understanding that this location encroaches on a wildlife corridor which again seems inappropriate for a secondary structure.
5. Similarly to #3 above I am worried about the loss of privacy as the guest unit has direct line of sight into our living room and two of the three bedrooms.

Clearly Mr Kawaja and his family should be able to develop their property to accommodate their requirements, however I am hoping he will consider alternatives.

Reducing the height of the primary residence could potentially reduce its negative impact.

Repositioning the guest unit could be a major improvement. The environmental impact could be reduced by designing the accommodations as an attached wing to the main residence. Alternatively the unit could be reduced in size and moved further back on the lot, placing it within the existing building footprint.

As you would imagine I am also concerned about the negative effect this development will have upon my real estate value. I know my concerns are shared by my neighbors Tina and Patrick at 45 Alhambra and I would expect by other valley facing neighbors south of me along Golden Oak Drive.

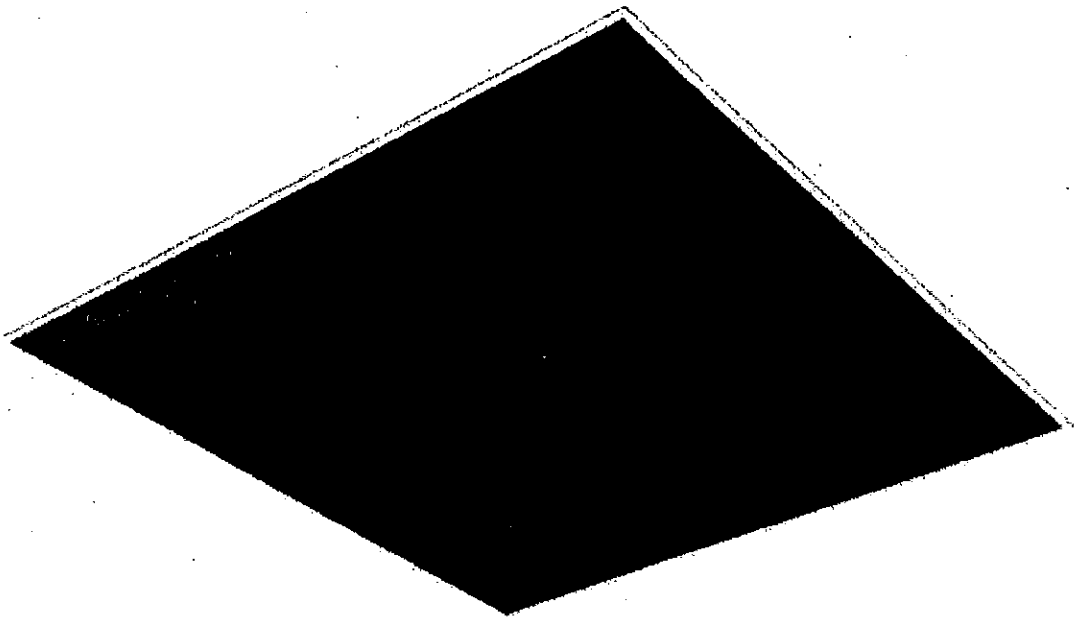
I understand you are planning a site visit on December 10th. If time allows I would appreciate you viewing the site from my property. Jan, my wife, should be around but if not please walk around the left side of the house to our rear deck. As I will be out of the country I will not be able to attend the evening meeting but I am hoping Jan will be able to attend.

Many thanks for taking these concerns into consideration,

Sincerely yours,

Mike Nuttall

A1



KAP Flos Architectural

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SPANGLE ASSOC

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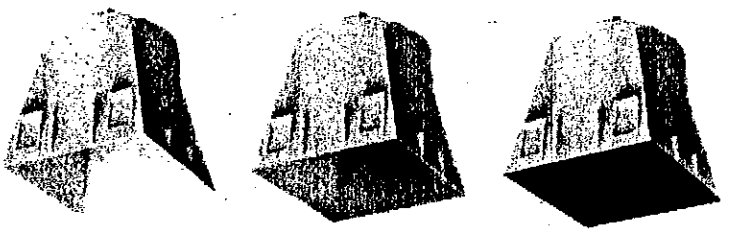
NOV 19 2012

Kap Square 105

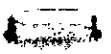
Installation Frame

Heat Sink

LED Module



Decorative Recessed Housing



Opal Diffusing Glass

Description

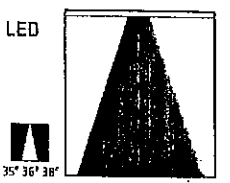
A recessed luminaire with a square body and a 3000K LED light source.
Aluminium body available in three finishes applying liquid paint: black, white and gold. It is fitted with an opal diffuser for uniform light distribution.
Supplied with a heat sink formed by two aluminium bodies to provide optimum LED cooling.
Remote or integral drivers available.

For references see page 78

Light Source

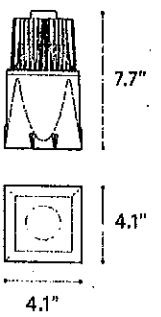
PHOSPHOR LED

18.3W
1000 lm
3000K
CRI 80



General Info

Colours



For More Info See www.flosusa.com

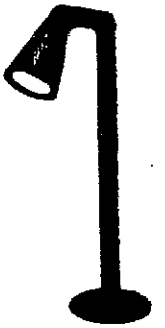
Other colour temperatures available on order

B1

BELVEDERE SPOT SINGLE F2 - Specification Sheet

by Antonio Citterio,2007

Mounting	
Lamp (Bulb) Description	1W 350 mA Power LED
Environment	Outdoor
Finish	Dark Brown
Technical and Product Description	Device for exterior lighting with protection degree IP55 thought for situations that require a strongly detailed light with an adjustable projector or with lighting areas of a certain size, such as car parks or external residential areas. Available in stick version or with double or single head. Installation on floor through the choice of specific accessories possible. Discharge lamps G12 35W (excluded). The main components are made of low-copper-content aluminium alloy on which some galvanic treatments to protect against saline aggression have been applied. Other important features are the presence of a watertight box IP 68, with anti-humidity gel to connect to the power supply, apart from the watertight cable gland. Insulation class I. Electronic ballast is included.



Electrical

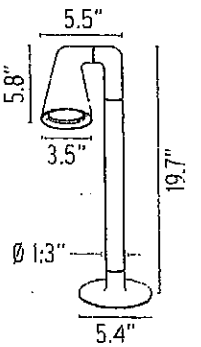
Emergency	Without
Switching	

Physical

Supply	
Cord length (inches)	
Construction material	Aluminum

● FU089926 Brown

Dimensions



Certifications

Lamping (Bulbs)
1W 350 mA Power LED

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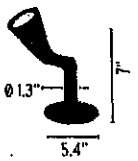
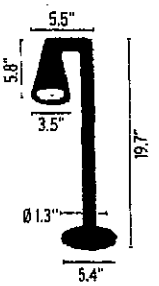
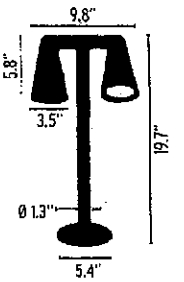
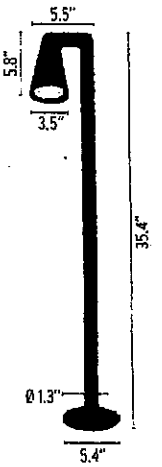
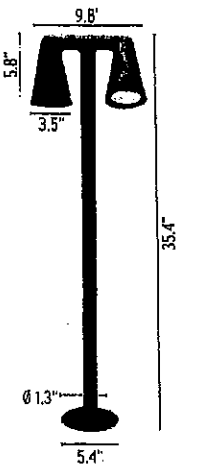
TOWN OF BRIDGEWATER





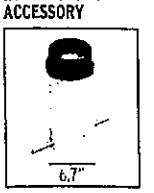






	SPOT F1	SPOT F2 SINGLE	SPOT F2 DOUBLE	SPOT F3 SINGLE	SPOT F3 DOUBLE
POWER LED 350 mA 6 X 1W	FU091126 - 6 X 1W 9° FU091226 - 6 X 1W 22° FU091326 - 6 X 1W 36°	FU089726 - 6 X 1W 9° FU089826 - 6 X 1W 22° FU089926 - 6 X 1W 36°	FU090426 - 6 X 1W 9° FU090526 - 6 X 1W 22° FU090626 - 6 X 1W 36°	FU090126 - 6 X 1W 9° FU090226 - 6 X 1W 22° FU090326 - 6 X 1W 36°	FU090726 - 6 X 1W 9° FU090826 - 6 X 1W 22° FU090926 - 6 X 1W 36°
REMOTE PHOSPHOR LED 11,8W 38°	FU093026	FU093226	FU093626	FU093426	FU093826

INSTALLATION ACCESSORY



FO888026
Remote housing

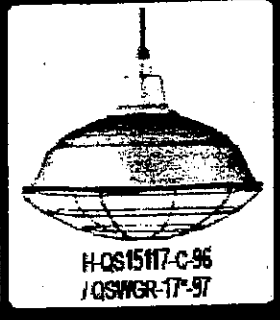
Hi-Lite Mfg. Co.

CENTER PRODUCT SEARCH

HOME ABOUT PRODUCTS SALES CONTACT COLOR CHART

PRODUCTS > QUICK SHIP (QS)

H-QS15116-C-91

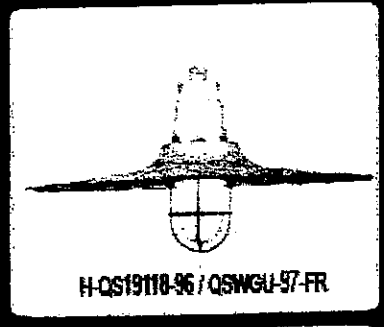


H-QS15117-C-96 / QSWGR-17-97

WAREHOUSE SHADES

DOWNLOAD CHART

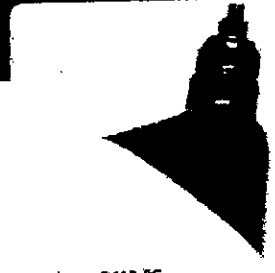
ITEM NUMBER	DIMENSIONS	WATTAGE	FINISHES AVAILABLE
H-QS15114	H-9" W-14"	200W INC	91, 93, 95, 96
H-QS15116	H-10" W-16"	200W INC	91, 93, 95, 96
H-QS15117	H-11" W-17"	200W INC	77, 91, 93, 95, 96



H-QS19118-96 / QSWGU-97-FR

RADIAL WAVE SHADES

ITEM NUMBER	DIMENSIONS	WATTAGE	FINISHES AVAILABLE
H-QS19116	H-7" W-16"	200W INC	91, 93, 95, 96
H-QS19118	H-7" W-18"	200W INC	91, 93, 95, 96



H-QS18110-95

ANGLE SHADES

ITEM NUMBER	DIMENSIONS	WATTAGE	FINISHES AVAILABLE

DEEP BOWL SHADES

ITEM NUMBER	DIMENSIONS	WATTAGE	FINISHES AVAILABLE

NOV 20 2012
NOV 19 2012

H-QS16112-91
/QSWGR-12"-97

H-QSEM-12-96

EMBLEM SHADES

ITEM NUMBER	DIMENSIONS	WATTAGE	FINISHES AVAILABLE

FIXTURES

H-QSCGU-10-1B-77

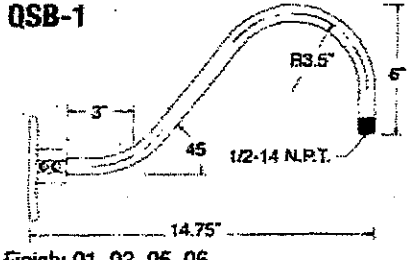
H-QS15110-B-77

H-QS4111-B-96

ITEM NUMBER	DIMENSIONS	WATTAGE	FINISHES AVAILABLE	GLASS

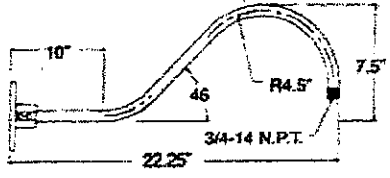
MOUNTING OPTIONS ARMS

QSB-1



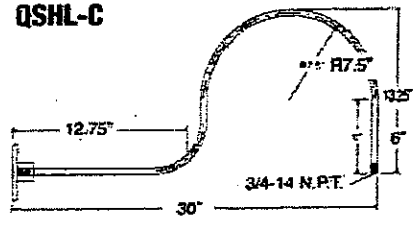
Finish: 91, 93, 95, 96

QSHL-A



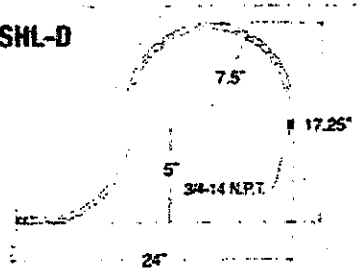
Finish: 91, 93, 95, 96

QSHL-C



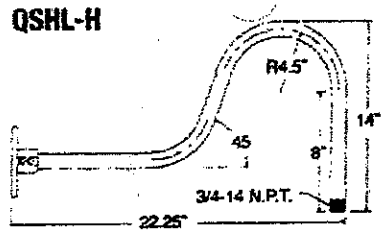
Finish: 91, 93, 95, 96

QSHL-D



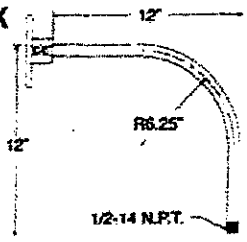
Finish: 91, 93, 95, 96

QSHL-H



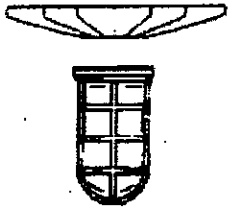
Finish: 91, 93, 95, 96

QSHL-K



Finish: 91, 93, 95, 96

ACCESSORIES



ITEM NUMBER	FINISHES	GLASS

CORD AND CANOPY

ITEM NUMBER	FINISHES

STEMS AND CANOPY

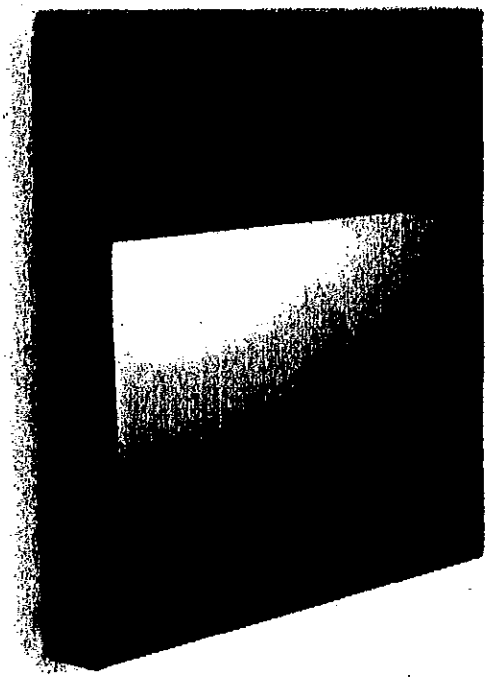
ITEM NUMBER	FINISHES

COLOR CHART

COLOR CHART:

DOWNLOAD CHART

D



BOX / MINI BOX Piero Lissoni

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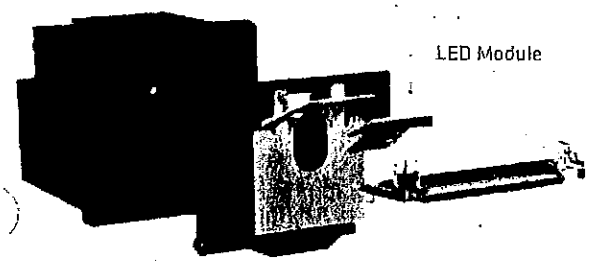
CALIFORNIA BUILDING

Description

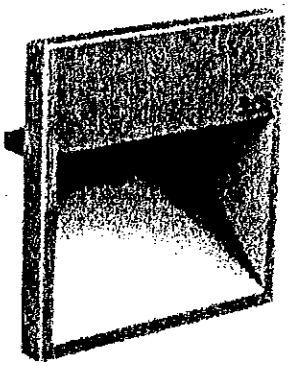
Signalling luminaire for outdoor and indoor application available in two sizes.
In incorporates high chromatic rendering CRI93 Power LED and a diffuser to offer a high quality, even light.
It has non-adjustable, continuous current electronic equipment integrated in the luminaire.

For references see page 78



LED Module

Opal Polycarbonate Diffuser



Front Cover

Light Source

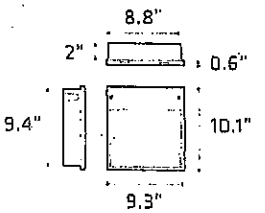
POWER LED

box	mini box
6W	2W
450 lm	110 lm
3000K	3000K
CRI 93	CRI 93

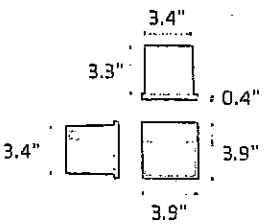
General Info

Colores Colours

box



mini box



For More Info See www.flosusa.com

Other colour temperatures available on order

Box - Specification Sheet

Mounting	Outdoor Wall Recessed
Lamp (Bulb) Description	LED 450 lm 6W 3000K
Voltage (V)	120
Notes	Recessed guide light for indoor and outdoor applications. Electronic transformer for LED integrated

Optical

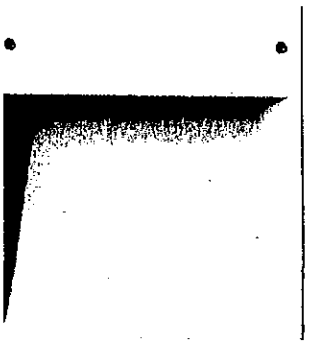
Aiming	Fixed

Electrical

Transformer Mounting	Integral
Insulation Class	Class 2
CRI	93
Lumen Output	450 lm
IP Rating	IP65

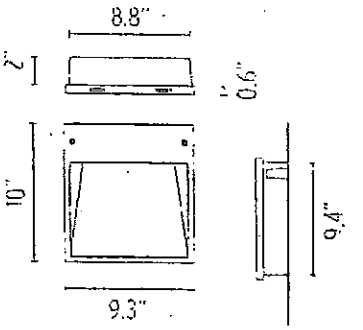
Physical

Weight	3.6lb(s)



- 07.9007.01.90 Dark brown
- 07.9007.04.90 Grey
- 07.9007.72.90 Matte Black
- 07.9007.MM.90 Matte White

Dimensions



Certifications

E + F

ROMEO OUTDOOR C1 - Specification Sheet

by Philippe Starck,2006

Mounting	Ceiling
Lamp (Bulb) Description	18W PL G24Q-2 Fluorescent
Environment	Outdoor
Finish	
Technical and Product Description	Outer diffuser made from weaves of colored PVC tubes compounds with polyester painted phospho-chromated aluminum tubular internal frame. Inner diffuser in opal-colored, vacuum-formed polycarbonate that is removable without tools for bulb change. Diffuser support in anodized and painted die-cast aluminum alloy Diecast aluminum alloy ceiling fitting with brilliant finish. Injection-molded polycarbonate (PC) cover rose. 31.6" polished stainless steel stem. All painted details have undergone a galvanic phosphochromate treatment for enhanced corrosion and weather resistance.

Electrical

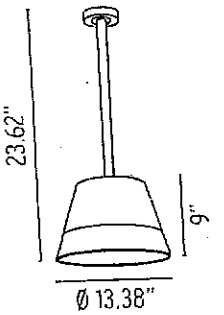
Emergency	Without
Switching	N/S

Physical

Supply	N/S
Cord length (inches)	N/S
Construction material	Die-cast aluminum, Polycarbonate, PVC, Stainless steel

- FU645002 Orange/Grey
- FU645009 White/Grey
- FU645020 Gray

Dimensions



Lamping (Bulbs)

[x] 18W PL G24Q-2 Fluorescent

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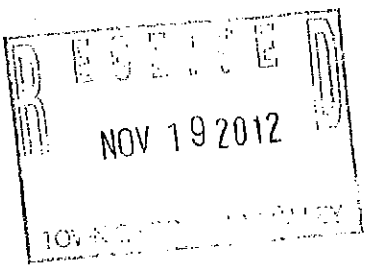
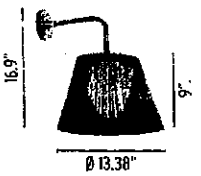
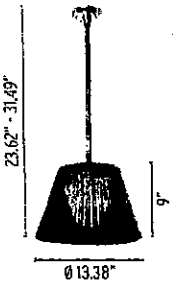
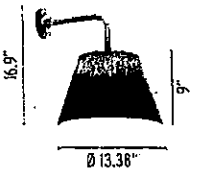




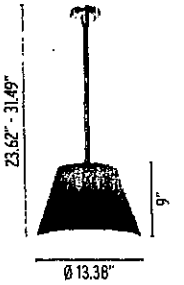
W1 PVC



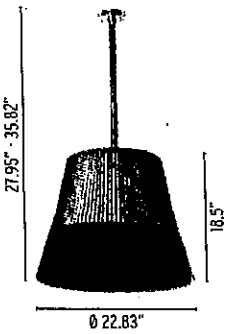
C1 PVC



W1 GRI



C1 GRI



C3 PVC

TC-TEL
G24q-2
1 X 18W

- FU646002
- FU646009

- FU645002 (H 23.62")
- FU645009 (H 23.62")
- FU645102 (H 31.49")
- FU645109 (H 31.49")

- FU646020

- FU645020 (H 23.62")
- FU645120 (H 31.49")

QT-48
E26
1 X 100W

- FU646102
- FU646109

- FU645202 (H 23.62")
- FU645209 (H 23.62")
- FU645302 (H 31.49")
- FU645309 (H 31.49")

- FU646120

- FU645220 (H 23.62")
- FU645320 (H 31.49")

QT-48
E26
1 X 150W

- FU646822 (H 27.95")
- FU646841 (H 27.95")
- FU646922 (H 27.95")
- FU646941 (H 27.95")

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OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Applicant

I certify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance.

Signature _____ Date 11/19/2012

NOV 19 2012

Project Information

☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Institutional ☐ Irrigation only ☐ Industrial ☐ Other:

Applicant Name (print) Patrick Whisler Landscape Architect Contact Phone #: 415-472-3600 ext 1

Project Site Address: 45 Tagus Court

Project Area (sq.ft. or acre): 1.942 acres # of Units: 1 # of Meters: 1

For a single-family project or a single-family development project, enter this information on an average, per-unit basis. For all other projects, input an aggregate value for the entire project.

			Agency Review (Pass)	Agency Review (Fail)
Total Landscape Area (sq.ft.): 4,312 sq. ft . (not incld temp drip on native estab.)	☐ Tier 1 (2,500- 5,000 sq.ft.) ☒ Tier 2 (>2,500 sq.ft.)		☐	☐
Turf Irrigated Area (sq.ft.): 1000 sq. feet			☐	☐
Non-Turf Irrigated Area (sq.ft.): 3,312 sq. ft.			☐	☐
Special Landscape Area (SLA) (sq.ft.): 0			☐	☐
Water Feature Surface Area (sq.ft.): 5 sq. ft. Fountain 1125 sq. ft. Pool & Spa				

Landscape Parameter	Requirements	Project Compliance	Agency Review (Pass)	Agency Review (Fail)
Turf	Less than 25% of the landscape area is turf	☒ Yes 23% ☐ No, See Water Budget	☐	☐
	All turf areas are > 8 feet wide	☒ Yes	☐	☐
	All turf is planted on slopes < 25%	☒ Yes	☐	☐
Non-Turf	At least 80% of non-turf area is native or low water use plants	☒ Yes ☐ No, See Water Budget	☐	☐
Hydrozones	Plants are grouped by Hydrozones	☒ Yes	☐	☐
Mulch	At least 2-inches of mulch on exposed soil surfaces	☒ Yes	☐	☐
Irrigation System Efficiency	70% ETo (100% ETo for SLAs)	☒ Yes	☐	☐
	No overspray or runoff	☒ Yes	☐	☐
Irrigation System Design	System efficiency > 70%	☒ Yes	☐	☐
	Automatic, self-adjusting irrigation controllers	☐ No, not required for Tier 1 ☒ Yes	☐	☐
	Moisture sensor/rain sensor shutoffs	☒ Yes	☐	☐
	No sprayheads in < 8-ft wide area	☒ Yes drip or subsurface drip used in these areas	☐	☐
Irrigation Time	System only operates between 8 PM and 10 AM	☒ Yes	☐	☐
Metering	Separate irrigation meter	☒ No, not required because < 5,000 sq.ft. ☐ Yes	☐	☐
Swimming Pools / Spas	Cover highly recommended	☒ Yes ☐ No, not required	☐	☐
Water Features	Recirculating	☒ Yes	☐	☐
	Less than 10% of landscape area	☒ Yes	☐	☐
Documentation	Checklist	☒ Yes	☐	☐
	Landscape and Irrigation Design Plan	☐ Prepared by applicant ☒ Prepared by certified professional	☐	☐
	Water Budget (optional)	☐ Prepared by applicant ☐ Prepared by certified professional	☐	☐
Audit	Post-installation audit completed	☐ Completed by applicant ☒ Completed by certified professional	☐	☐

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

December 4, 2012
V5080A

TO: Carol Borck
Planning Manager
TOWN OF PORTOLA VALLEY
765 Portola Road
Portola Valley, California 94028

SUBJECT: **Geotechnical Peer Review**
RE: Kawaja New Residence
Site Development Permit #X9H-647
45 Tagus Court

At your request, we have completed a geotechnical peer review of the Site Development Permit application for proposed site construction using:

- Engineering Geologic & Geotechnical Investigation – Residence Addition 45 Tagus Court (report) prepared by Murray Engineers, dated July 14, 2010; and
- Architectural Plans (13 sheet, various scales) prepared by Backen Gillam, dated November 19, 2012;
- Landscape Plan (1 sheet, 16-scale) prepared by Whisler Land Planning, dated November 19, 2012; and
- Grading, Drainage and Erosion Control Plans (2 sheets, 10 scale) prepared by Giuliani & Kull, Inc., dated November 20, 2012

In addition, we have reviewed pertinent technical documents from our office files.

DISCUSSION

We understand that the applicant is proposing to construct a new two-story residence, detached garage, swimming pool, and a studio. Other site improvements include abandoning the existing septic system and connecting the new residence to the sanitary sewer system within Tagus Court. Provided earthwork quantities include

approximately 824 cubic yards of cut and 158 cubic yards of fill. In our previous geologic peer review letter dated January 11, 2011, we recommended approval of map modifications to the Geologic and Ground Movement Potential Maps recommended by the Project Geotechnical Consultant.

SITE CONDITIONS

The existing residence is located at the crest of a spur ridge with flanking steep east and southwest-facing slopes. Past grading activities have resulted in a relatively level cut and fill building pad. Associated fill prisms have moderately steep to steep (approximately 20 to 40 percent inclination). Existing cut slopes are steep (approximately 50 percent inclination) slopes. Signs of recent slope instability were noted in the southwestern portion of the property. Drainage at the site is characterized by sheet flow toward the east, west and south.

According to the Town Geologic Map (including recent map modifications), the subject property is underlain, at depth, by bedrock materials of the Whiskey Hill Formation (i.e., sedimentary bedrock consisting of interbedded sandstone, siltstone and potentially expansive claystone). Sandstone bedrock is exposed in cuts located in the cut slope in the northern portion of the property. Siltstone bedrock was encountered at a depth of 9 feet below ground surface in boring B-1. According to the Town Movement Potential Map the site is located primarily within an "Sbr" zone, which is defined as *"level ground to moderately steep slopes underlain by bedrock within approximately three feet of ground surface or less; relatively thin soil mantle may be subject to shallow landsliding, settlement and soil creep."* The slopes located below the southwestern portion of the existing residence are located within a "Ps" zone, defined as *"Unstable, unconsolidated material, commonly less than 10 feet in thickness, on gentle to moderately steep slopes subject to shallow landsliding, slumping, settlement and soil creep."* The southwestern corner of the property in a "Pd" zone, defined as *"Unstable, unconsolidated material, commonly more than 10 feet in thickness, on moderate to steep slopes; subject to deep landsliding."* In addition, the southwestern portion of the property is contains two "Pdf" zones, that are defined as *"Debris flows, (shallow, rapidly moving landslides) including recognized source areas, flow paths and depositional runout areas."* The active San Andreas fault is located approximately 0.4 mile southwest of the project site.

CONCLUSIONS AND RECOMMENDATIONS

The proposed site development is constrained by potentially expansive surficial soils, surficial slope creep, existing artificial fill materials not meeting current engineering standards, and strong seismic ground shaking. The referenced report was

prepared for a proposed addition to the southern portion of the existing residence. The project has changed significantly since this initial report, consequently additional updated geotechnical design parameters are warranted. We do not have geotechnical objections to the basic proposed layout of site improvements. However, discharge of concentrated surface drainage should not be directed toward potentially unstable slopes.

We recommend that the following Item 1 be satisfactorily addressed prior to acceptance of documents for building permit application review. We also recommend that grading at the site not be permitted prior to approval of the building permit.

1. Supplemental Geotechnical Evaluations - The Project Geotechnical Consultant should evaluate current site conditions and development plans. The consultant should augment/update geotechnical design recommendations for the updated project. These evaluations should include, but not necessarily be limited to the following:

   a) Supplemental borings should be considered in order to adequately characterize subsurface conditions for all proposed construction areas.

   b) Modified foundation design recommendations should be prepared for the proposed two-story residence.

   c) Geotechnical design recommendations should be prepared for the proposed swimming pool.

   d) Guidance should be provided for placement of drainage discharge structures.

   Appropriate documentation to address the above should be submitted to the Town, for review by the Town Engineer and Town Geotechnical Consultant, prior to acceptance of documents for building permit application review.

LIMITATIONS

This geotechnical peer review has been performed to provide technical advice to assist the Town with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted

principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

Ted Sayre
Principal Engineering Geologist
CEG 1795

David T. Schrier
Principal Geotechnical Engineer
GE 2334

TS:DTS:JN:kd

MEMORANDUM

TOWN OF PORTOLA VALLEY

RECEIVED
NOV 29 2012

TO: Carol Borck, Planning Tech
FROM: Howard Young, Public Works Director
DATE: 11/29/12
RE: 45 Tagus Court

Site Development Grading, Drainage, and erosion Control plan comments:

1. All items listed in the most current "Public Works Site Development Standard Guidelines and Checklist" shall be reviewed and met. Completed checklist shall be submitted with building plans. Document is available on Town website.

2. All items listed in the most current "Public Works Pre-Construction Meeting for Site Development" shall be reviewed and understood. Document is available on Town website.

3. Any revisions to the Site Development permit set shall be highlighted and listed.

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

4091 Jefferson Ave, Redwood City CA 94062 ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – go to www.woodsidefire.org for more info

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION:45 Tagus Ct	Jurisdiction: PV
Owner/Architect/Project Manager: Kawaja	Permit#: x9h-647
PROJECT DESCRIPTION: new house	
Fees Paid: ☐$YES ☒ *See Fee Comments* Date:	
Fee Comments: ASRB fee paid $60.00 ck#1125 11/19/12	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

1. Must comply to PV Ordinance 15.04.020E for ignition resistant construction & materials
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. Approved spark arrestor on all chimneys including outside fireplace.
4. Install Smoke and CO2 detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed house and all habitable buildings
6. 100' defensible space around proposed new structure prior to start of construction.
7. Upon final inspection 30' perimeter defensible space will need to be completed.
8. Driveway to be compliant withWFPD standards (www.woodsidefire.org) if over 150' in length a WFPD approved fire truck turna around is required. Portions of driveway that are over 15% slope must have a WFPD approved rough brushed surface. Slopes over 20% not allowed.
9. Show location of nearest fire hydrant (must be within 500' of structure measured on approved roadway)
10. knox switch at gate entry

Reviewed by:D. Enea	Date: 11/28/12

☐Resubmit ☒Approved with Conditions ☐Approved without conditions

Sprinkler Plans Approved: N/A	Date:	Fees Paid: ☐$350 ☐*See Fee Comments*
As Builts Submitted: ----------	Date:	As Builts Approved Date:
Fee Comments:		

Rough/Hydro Sprinkler Inspection By: ---------	Date:
Sprinkler Inspection Comments:	

RECEIVED
NOV 20 2012
TOWN OF PORTOLA VALLEY

Final Bldg and/or Sprinkler Insp By: --------	Date:

45 TAGUS COURT

CONSERVATION COMMITTEE preliminary report 11/27/12

A subcommittee visited the site when no story poles were up and the committee discussed at November meeting. Conservation members would like to attend the ASCC site visit with story poles in place.

Existing vegetation:

In addition to the landscaped areas detailed in the submitted plan, there is a large steep area of open and uncultivated hillside. It is currently primarily oak woodland habitat, in undisturbed condition.

The committee strongly recommends that this area remain undisturbed and the following steps taken to move it even closer to a native condition, both to preserve the rural atmosphere of the neighborhood and to provide habitat for local wildlife:

1. Removal of invasive plants.
2. Careful protection and maintenance of existing oaks.
3. Any additional plantings should be strictly limited to materials on the Town Native Plant List, and appropriate to the existing habitat.
4. Any paths should be of only pervious material.

Any work done on the property should fully protect this area from the effects of construction debris and runoff. Erosion control should be carefully implemented.

We encourage the removal of Eucalyptus, Acacia and the old overgrown Pine.

Impermeable surface area

This plan has extensive patio/pathways/decking all laid on concrete pad base. Impermeable surfaces should be kept to a minimum. Consideration should be given to having some large portion of this laid on a pervious base.

Because this plan covers so much of the flat area of the site, and increased runoff poses an increased risk of erosion on the steep downhill slope and potentially to the neighbors, greater attention than usual should be paid to providing more than adequate drainage.

Setback

There is no compelling reason to have the garage encroach into the setback area.

Respectfully submitted,
Judith Murphy, Chair

TOWN OF PORTOLA VALLEY, SECOND UNIT ZONING PROVISIONS
Amended by ord. 2011-390, January 26, 2011

18.12.040 Accessory uses permitted. Accessory uses permitted in the R-E district shall be as follows:

A. Accessory uses, as permitted by Section 18.36.040 and Chapter 18.40;

B. One second unit on a parcel of one acre or larger subject to the following provisions:

1. All provisions of Title 18 (Zoning) pertaining to this district prevail unless otherwise provided for in this subsection B.

2. A second unit shall comply with all provisions of the site development and tree protection ordinance, set forth in Chapter 15.12.

3. The parcel already contains an existing single-family dwelling or the second unit is being built simultaneously with a new single-family dwelling that will be the principal dwelling.

4. The second unit is attached to the principal dwelling, at the ground floor level or in a basement, and does not exceed a floor area of four hundred square feet. Second unit floor area is inclusive of any basement area, but exclusive of garage or carport area. Second units that are larger than four hundred square feet in floor area, that require a permit under Chapter 15.12, the Site Development and Tree Protection Ordinance, or that are located above the first story are subject to Architectural and Site Control Commission (ASCC) approval per Chapter 18.64.

5. Whether attached or detached from the principal dwelling, the second unit floor area may exceed four hundred square feet subject to ASCC approval per Chapter 18.64. In such cases, however, the second unit floor area may not exceed seven hundred fifty square feet.

6. Second units up to 750 square feet may be created by converting space within an existing home. When created within the first floor of an existing home, or including an addition of 400 square feet or less, such second units may be permitted solely with a zoning permit, and without review of the ASCC. However, staff at their discretion may refer an application to the ASCC if the application includes proposals for doors, windows or other exterior improvements that could potentially have a significant effect on the aesthetics of the structure.

7. The second unit complies with the definition of dwelling unit in Section 18.04.150.

8. The second unit is served by the same vehicular access to the street as the principal dwelling and complies with off-street parking requirements for dwellings set forth in Section 18.60 except that parking spaces do not have to be covered, guest spaces are not required and tandem parking is permitted.

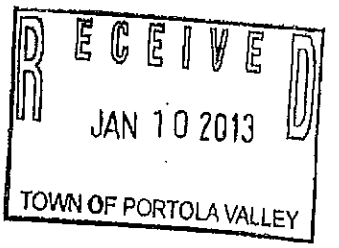
9. The second unit shall have the same address as the principal dwelling.

10. A second unit shall not exceed a height, as defined in Section 18.54.020, of eighteen feet with a maximum height of twenty-four feet. A second unit may be permitted to a height of twenty-eight feet and a maximum of thirty-four feet subject to ASCC approval per Chapter 18.64.

11. The second unit shall have colors, materials and architecture similar to the principal dwelling. Architecture not similar to the architecture of the principal dwelling is subject to ASCC approval per Chapter 18.64.
12. Color reflectivity values shall not exceed forty percent except that trim colors shall not exceed fifty percent. Roofs shall not exceed fifty percent reflectivity.
13. Exterior lighting on the structure shall not exceed one light fixture per entry door. Each fixture shall be fitted with only one bulb and the bulb wattage shall not exceed seventy-five watts incandescent light if frosted or otherwise diffused, or twenty-five watts if clear. Each fixture shall be manually switched and not on a motion sensor or timer. Path lights, if any, shall be the minimum needed for safe access to the second unit and shaded by fixtures that direct light to the path surface and away from the sky.
14. Landscape plantings shall be selected from the town's list of approved native plants and shall adhere to the town's landscaping guidelines.
15. An application for a second unit shall be referred to the town geologist, director of public works, fire chief and, if dependent on a septic tank and drain field, to the county health officer in accordance with town policies.
16. An application for a second unit shall supply all information required by Section 18.64.040 A.1–13.
17. Second units on parcels with frontage on Portola Road or Alpine Road, both of which are identified as local scenic corridors in the general plan, are subject to ASCC approval per Chapter 18.64 to ensure consistency with the general plan.

Mike Nuttall
55 Alhambra court
Portola Valley

mobile 650 400 9998
home. 650 851 5223



January 10, 2013

ASCC
Town of Portola Valley

Re. 45 Tagus Court

Dear Commission Members,

I have reviewed the latest plans and Mr. Kawaja's response to the Commissions previous comments. I appreciate the minor changes Mr. Kawaja has made however, after reviewing the revised plans in more detail, I remain very concerned over a number of issues.

Firstly I will address the issues that were not approached in my previous letter

The pool and outdoor lighting.
The pool lighting is excessive, it is a beacon. Though possibly advantageous to migratory birds it will have a very negative effect on all the neighbors nighttime tranquil views.

I have not reviewed the outdoor lighting in detail but I hope it is adequate for safety reasons but not excessive for decorative reasons.

Screening
If there are no major changes to the project then the owners primary solution to the concerns of myself and other neighbors to the west is screening. I really appreciate Mr. Kawaja's desire to do this but I do have concerns that the rendering submitted showing the result of this screening is somewhat optimistic. In particular the major screening relies upon the successful transplant of the large pistachio tree, a tricky and somewhat risky operation, and the planting of a number of 48inch box live oaks. Mr. Kawaja suggests that these will be 16-18 feet tall when planted. In my experience many trees in this size box are much smaller. I hope trees of this height will be selected even though that may entail using 72 inch boxes.

As the winter is the best time for transplanting and planting I hope this can happen prior to the start of building and that final permitting could be contingent on the commission members review of the effectiveness of this planting.

The main residence
I, I remain concerned over the height of the building. Knowing that height would be an issue its unfortunate that an architectural style that could potentially result in a lower two story residence

was not chosen. The commission recommended lowering the height by one or two feet, this has been considered and rejected on grounds of aesthetics and reflectivity, I am surprised by these conclusions. Possibly alternatives could also be considered such as lowering the whole building as I believe was the case at 50 Alhambra.

2. Second floor west balcony. It appears that the retention of this balcony is highly desirable to the owners even though there is a larger master bedroom balcony on the south side. I appreciate the addition of the planter boxes and plants to reduce light spill. If the balcony remains as shown on the latest revision I hope mature plants are selected as Chondropetalum Tectorium is typically very slow growing.

3. I am particularly concerned over the skylight on the west facing roof on the bedroom wing. Given the amount of glass in the project I actually wonder about the need for any skylights.

The guest unit

Many of my concerns around the guest house are as noted in my previous letter. I do note though that the gymnasium has got bigger. My overriding concern is that it is a totally inappropriate placement for a secondary building. It was my understanding that when building a home in Portola Valley the building should be subordinate to natural land forms and vegetation. This must surely apply to a spare bedroom and a gym.

If the cottage remains in this location I would appreciate the owners considering removing all skylights and as noted above paying particular attention to adequate screening.

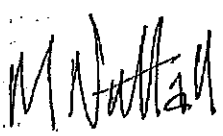
The garage

The garage is 18ft high. This will have a very dominant presence on the west side of the property. Supposedly used solely for storage the upper structure has large dormers, dormer windows, plenty of power and outside access, clearly raising the question of how else it might be used in the future. The garage would be architecturally more appropriate as a single story, garage only, with a roof treatment similar to the rest of the development. Could the owners not find sufficient storage space elsewhere? Maybe within the main residence, or as part of the enlarged gym or, though not exactly correct, I am sure many residents of PV use one of the garage spaces for storage.

I know this lot has many challenges but given these challenges I believe the owners are trying to develop a larger compound than the site can reasonably support while remaining within the towns residential design guidelines. However if the commission supports this development without significant changes my wife and I look forward to further discussing the screening plans with the owners.

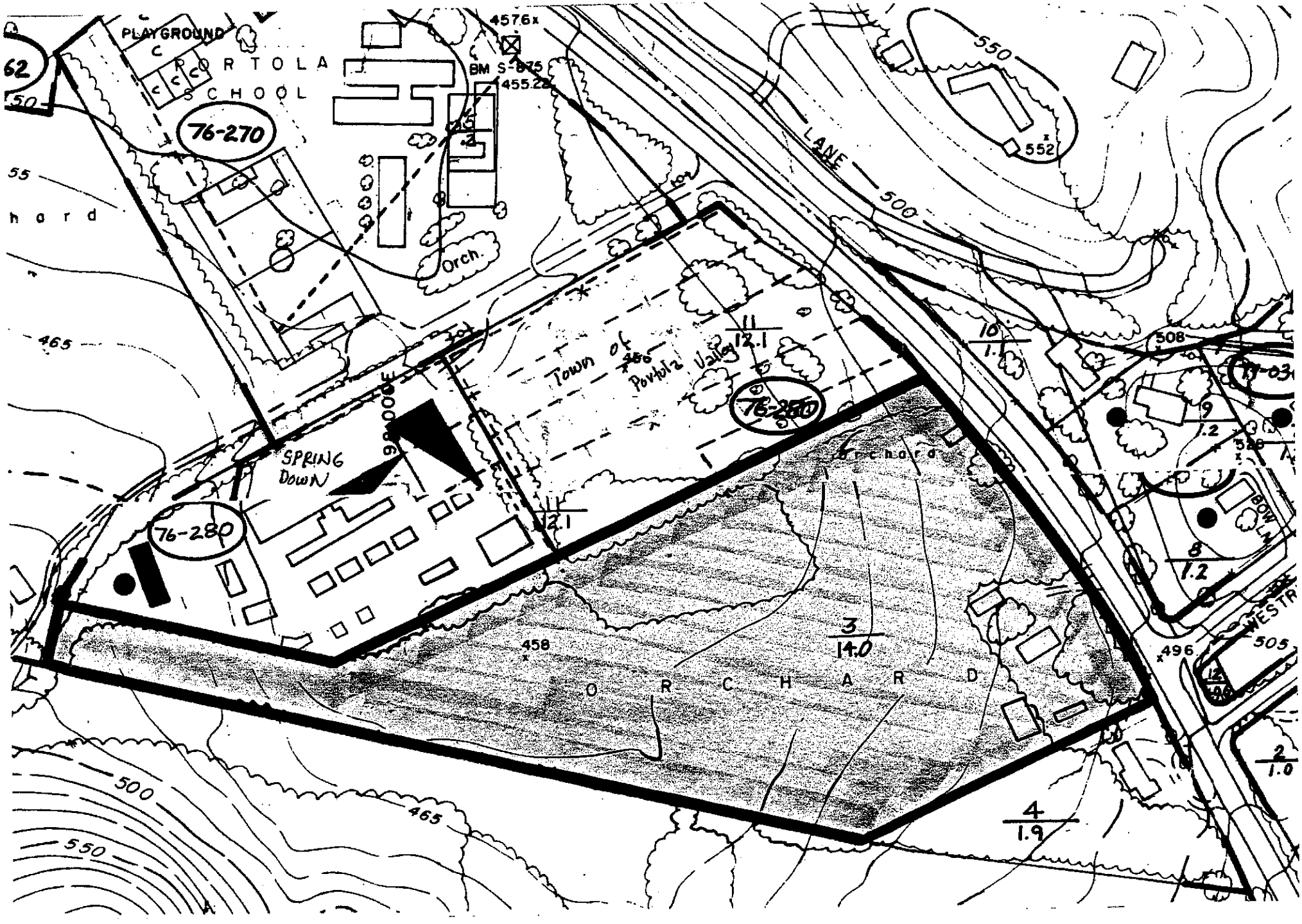
Many thanks for taking these concerns into consideration,

Sincerely yours,



Mike Nuttall

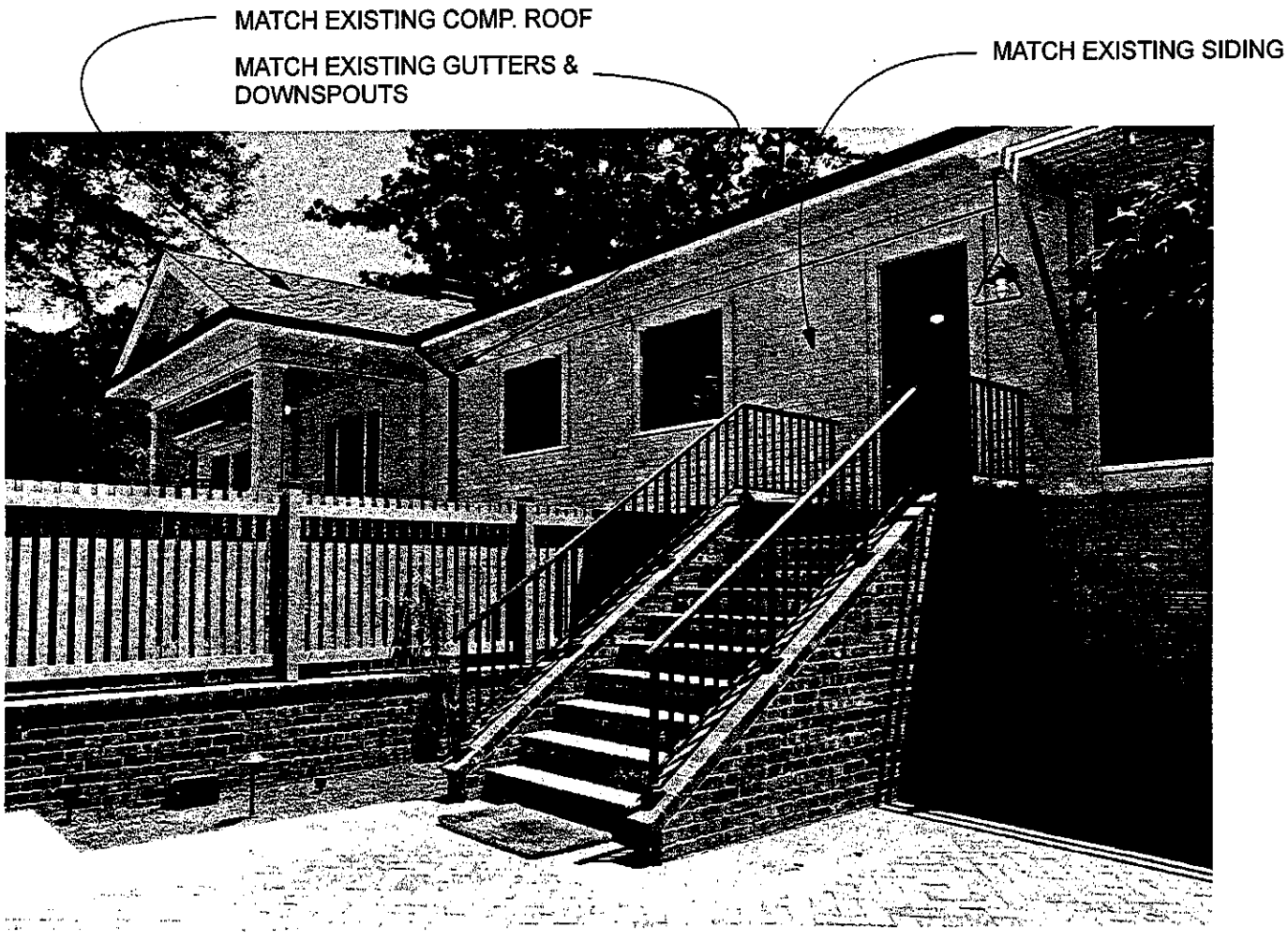
AR for Compliance with CUP X7D-156, Jelich Ranch 683 Portola Road, White



Vicinity Map — **AR for Compliance with CUP X7D-156 – Jelich Ranch, White**

Scale: 1" = 200 feet — 683 Portola Road, Town of Portola Valley

January 2013



EXTERIOR MATERIALS - MAIN HOUSE

Jelich Ranch Remodel

Portola Valley, Ca

ASCC Submittal, December 12, 2012

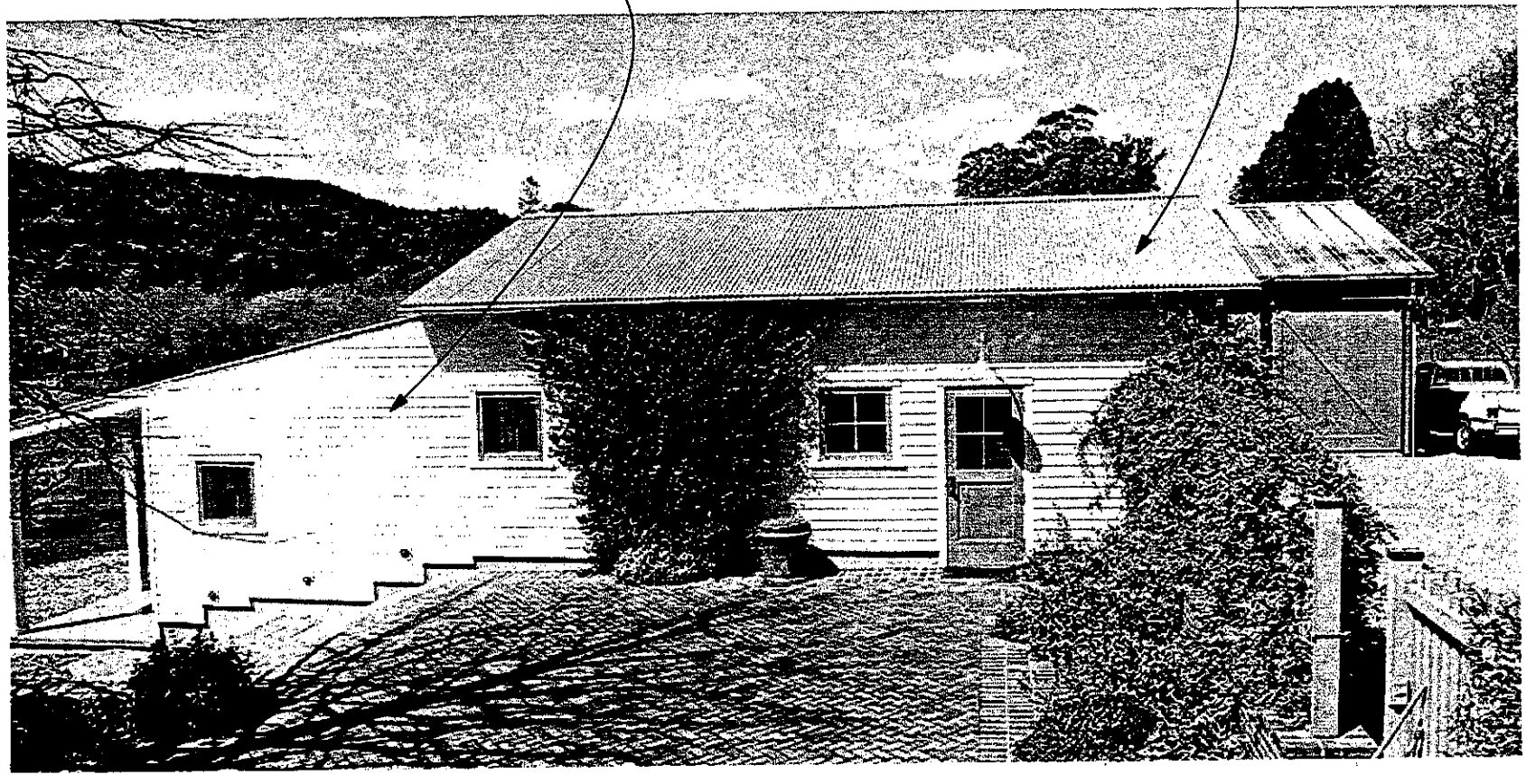
Walker Warner Architects

RECEIVED
DEC 14 2012
SPANGLE ASSOC.

RECEIVED
DEC 12 2012
TOWN OF PORTOLA VALLEY

MATCH PROJECT ROOM SIDING

MATCH CORRUGATED METAL ROOFING ON PROJECT ROOM/ GARAGE



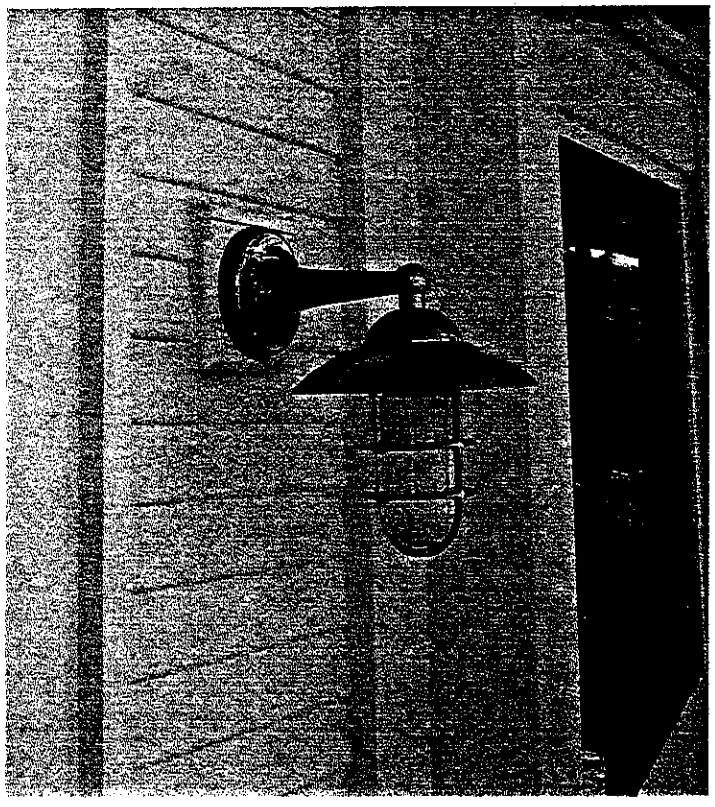
EXTERIOR MATERIALS - BARN

Jelich Ranch Remodel

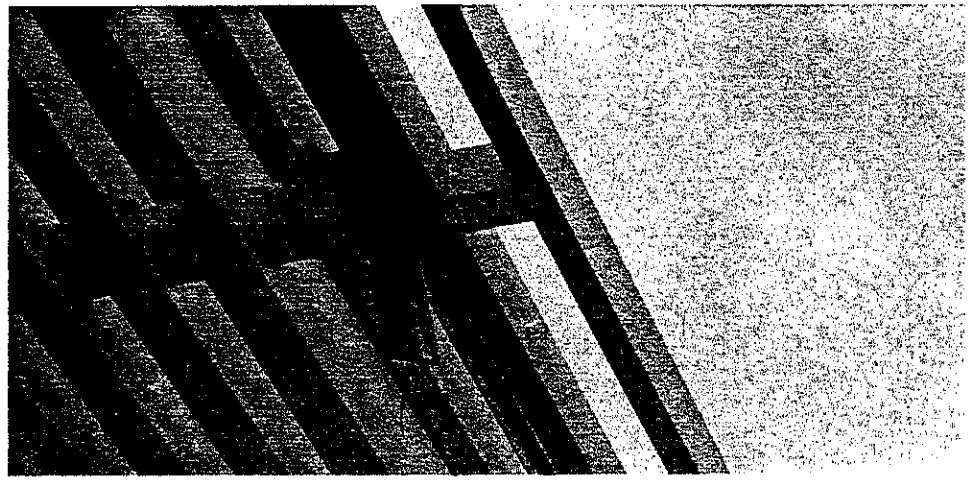
Portola Valley, Ca

ASCC Submittal, December 12, 2012

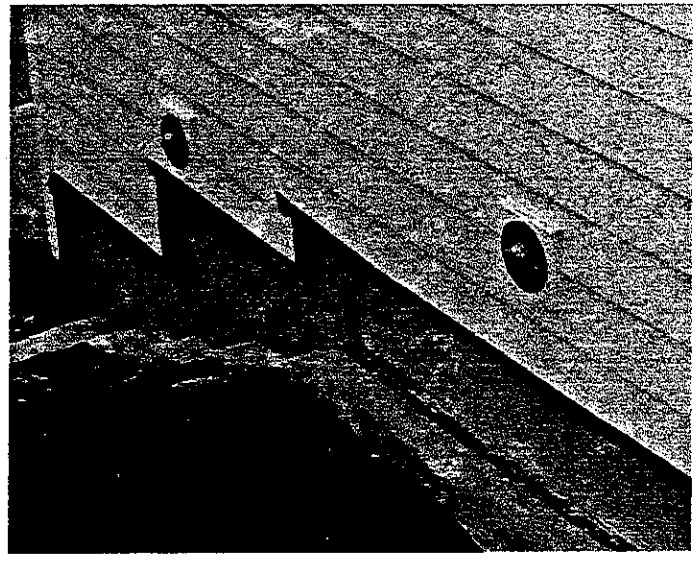
Walker Warner Architects



EXISTING WALL MOUNTED FIXTURE



EXISTING TRELLIS MOUNTED FIXTURE



EXISTING STEP LIGHT AT PROJECT ROOM

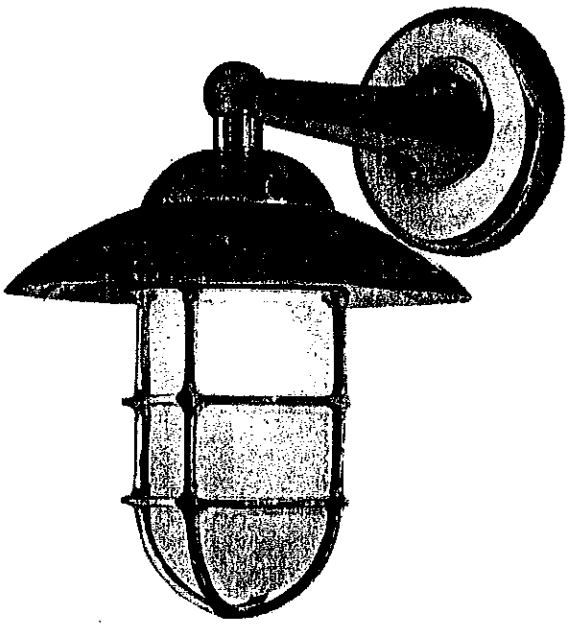
LIGHTING

Jelich Ranch Remodel

Portola Valley, Ca

ASCC Submittal, December 12, 2012

Walker Warner
Architects



Bulkhead Wallmount

→ Frosted Glass (shown)		UA0251-WF EL
Clear Glass		UA0251-WC EL

Frosted	Clear	
$575	$560	Polished Brass
$710	$695	Polished Chrome, Polished Nickel Green Patina*, Brown Patina*
$815	$800	Satin Nickel*, Light Pewter* Antique Brass* Statuary Brown (gloss or matte)* Statuary Black (gloss or matte)*

* Custom finishes not returnable

Note: Our metal finishes are living finishes and will change over time. Although regular maintenance will prolong the original appearance, this will not guarantee that the finish will remain unchanged over time.

Incandescent
Medium Base
100w x 1

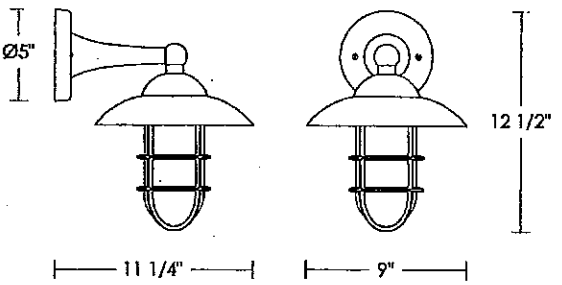
Note: For interior use, consider using a compact fluorescent.

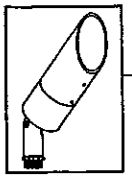
Listed for use in
WET environments

Replacement

→ $60	Frosted Jelly Jar	UA5504-FRG
$45	Clear Jelly Jar	UA5504-CRG

Related Item: Bulkhead
Fixed Pendant UA0251-F EL
Pendant/Chain UA0251-P EL





MR-16 Halogen

DELTA STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

CATALOG NUMBER LOGIC

	B	DS	MR	6	WHP	9		A	
Example	- DS	- MR	- 6	- WHP	- 10	- 11	- E	- 360SL	

Material
- **Blank** - Aluminum
- **B** - Brass

Series
- **DS** - Delta Star™

Source
- **MR** - MR16

Lamp
- **0** - By Others
- **1** - ESX(20W), 12° Spot
- **2** - BAB(20W), 40° Flood
- **3** - FRB(35W), 12° Spot
- **4** - FRA(35W), 23° N. Flood
- **5** - FMW(35W), 40° Flood
- **15** - EYR(42W), 12° Spot
- **16** - EYS(42W), 25° N. Flood
- **17** - EYP(42W), 40° Flood
- **6** - EXT(50W), 13° Spot
- **7** - EXZ(50W), 26° N. Flood
- **8** - EXN(50W), 40° Flood
- **9** - FNV(50W), 60° W. Flood

Finish

Aluminum & Brass Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass

Machined	MAC
Polished	POL
Mitique™	MIT

Also available in Premium Finishes
See submittal SUB-1439-00 for Premium Finishes

Lens Type
- **9** - Clear (Standard)
- **10** - Spread*
- **12** - Soft Focus*
- **13** - Rectilinear*

Shielding
- **11** - Honeycomb Baffle**

Cap Style
- **A** - 45°
- **B** - 90°
- **D** - 45° Less weephole (for Interior Use Only)
- **E** - 90° Less weephole (for Interior Use Only)

Options
- **360SL** - 360SL™ Knuckle Mounting System

* Accommodates up to 2 Lens/Shielding media

LAMP DATA

BK No.	Lamp Watts	Description	Rated Life (hrs.)	Center Beam Candlepower	Beam Angle	Beam Type
1	20	ESX	4,000	4,000	12°	Spot
2	20	BAB	4,000	500	40°	Flood
3	35	FRB	5,000	7,600	12°	Spot
4	35	FRA	5,000	2,300	23°	Narrow Flood
5	35	FMW	5,000	1,100	40°	Flood
15	42	EYR	5,000	7,500	12°	Spot
16	42	EYS	5,000	2,600	25°	Narrow Flood
17	42	EYP	5,000	1,100	40°	Flood
6	50	EXT	5,000	9,800	13°	Spot
7	50	EXZ	5,000	3,200	26°	Narrow Flood
8	50	EXN	5,000	1,600	40°	Flood
9	50	FNV	5,000	700	60°	Wide Flood

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559.438.5800 • FAX 559.438.5900
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SUBMITTAL DATE: 10-19-10

DRAWING NUMBER: SUB-117D-06

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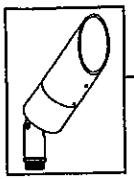
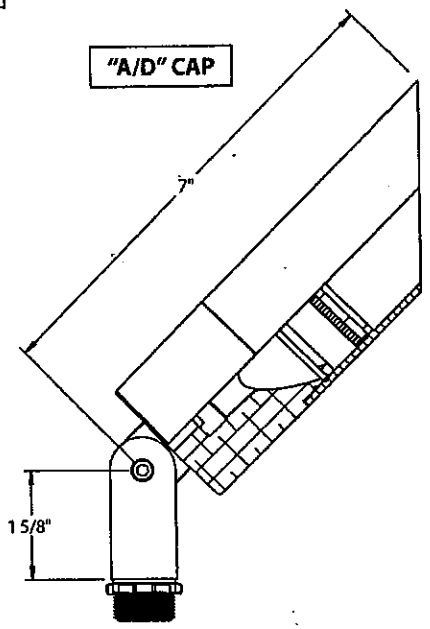


DELTA STAR™

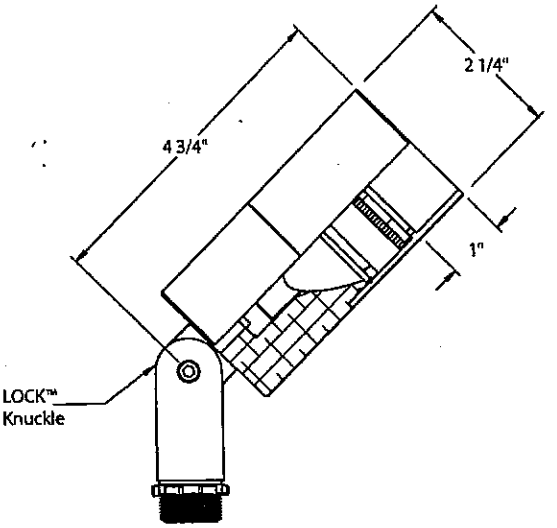
MR-16 Halogen

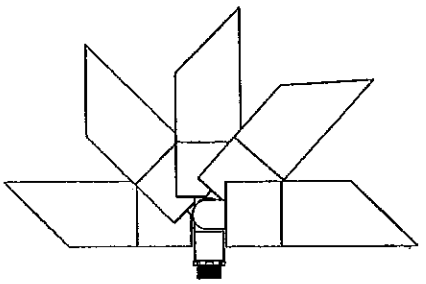
PROJECT:	
TYPE:	

"A/D" CAP

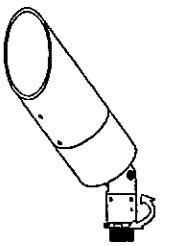


"B/E" CAP





180° Vertical adjustment
(Standard)



Horizontal Rotation
(Optional 360SL™ Knuckle)

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), or Brass (Type 360).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and heat sink to maximize lamp life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. ½" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), or 1" deep bezel with 90° cutoff ('B' or 'E') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

Lamp
For use with 50 watt maximum, MR-16 lamp.* Not for use with IR technology lamps.
**Except GE Light Q42MR16/C/VNSP9 (EZY).*

Transformer
For use with 12 VAC remote transformer.

Socket
Specification grade, ceramic body lamp holder. GU5.3 base. Nickel allow contacts and heat resistant, spring loaded, stainless steel lamp retaining clips.

Wiring
Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard® (Pat. Pend.), a RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty
5 year limited warranty.

Listings
ETL Listed to ANSI/UL Standard 1838. Certified to CAN/CSA Standard C22.2 No. 9 and CAN/CSA TIL B-58B. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. Made in USA.

**Teflon is a registered trademark of DuPont Corporation.*

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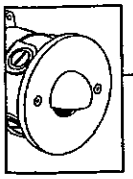
SUBMITTAL DATE	DRAWING NUMBER
10-19-10	SUB-117D-06



MR16

STEP STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
LAMP(S):	
NOTES:	

CATALOG NUMBER LOGIC

	B		SS		MR		0	MAC	B	
Example:	**B**	-	**SS**	-	**MR**	-	**1**	- **MAC**	- **B**	- **TP**

Material
- **Blank** - Aluminum
- **B** - Brass

Series
- **SS** - Step Star™

Optics
- **MR** - MR16

Lamp
- **0** - By Others
- **1** - ESX(20W), 12° Spot
- **3** - FRB(35W), 12° Spot
- **15** - EYR(42W), 12° Spot
- **6** - EXT(50W), 13° Spot

Finish

Aluminum & Brass Faceplates

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Faceplates

Machined	MAC
Polished	POL
Mitique™	MIT

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Cutoff
- **A** - 68° Cutoff (Short)
- **B** - 90° Cutoff (Long)

Options
- **AJ** - Adjustable Lamp Bracket
- **TP** - Thermal Protection (20W Max. Lamp)

LAMP DATA

BK No.	Lamp Watts	Description	Rated Life (hrs.)	Center Beam Candlepower	Beam Angle	Beam Type
1	20	ESX	3,000	4,300	12°	Spot
3	35	FRB	4,000	8,000	12°	Spot
15	42	EYR	4,000	8,200	12°	Spot
6	50	EXT	5,000	10,500	13°	Spot

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SUBMITTAL DATE	DRAWING NUMBER
11-24-11	SUB-1496-00

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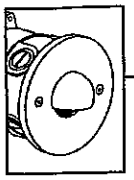
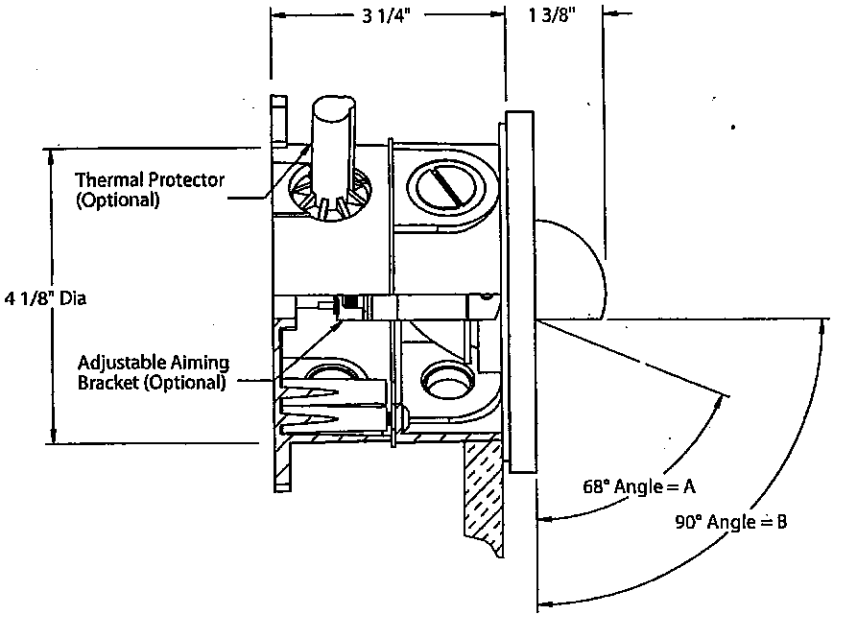


MR16

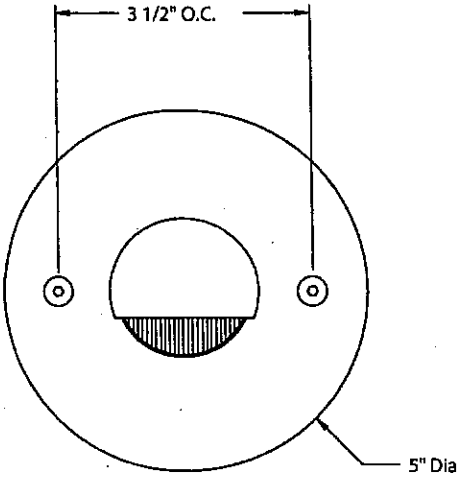
STEP STAR™

PROJECT:	
TYPE:	

SIDE VIEW



FACEPLATE DETAIL



Accessories *(Configure seperately)*

Remote options:

TR Series | PMRM™ | TRSS-75 | TRSS-150

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chloro-fluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Back Box
Round, 4-1/4" dia. x 3-1/8" deep, cast aluminum construction with [2] mounting tabs. Front access for wire connection and inspection. Provided with [5] 1/2" NPS tapped holes and [4] plugs. Suitable for concrete pour.

Faceplate
Copper-free, cast aluminum construction with machined finish. Also available in solid machined brass. Countersunk holes provide for flush hardware mounting with [2] tamper-resistant, black oxide, stainless steel mounting screws. Stainless steel universal mounting ring for faceplate adjustment and 1/8" thick HT-805A silicone foam gasket with acrylic adhesive for water-tight seal.

Lamp
For use with bi-pin MR16 lamps. Not for use with IR technology lamps.

Installation
For use with 50 watt maximum lamp when installed into non-combustible materials or with 20 watt maximum lamp into combustible materials (Type Non IC) (requires optional thermal protection).

Transformer
For use with 12VAC remote transformer.

Lens
Heat treated rectilinear lens provides wide lateral distribution and long forward throw.

Aiming & Control
Choice of 90° or 68° optical cutoff for mounting heights well below typical visual glare angles.

Optional adjustable lamp bracket provides up to 24° vertical aiming, captive thumb screw and quick release bracket to maintain optical alignment during re-lamping.

Socket
Specification grade, ceramic body, minature bi-pin quartz lamp holder. GU5.3 base. Nickel alloy contacts and heat resistant, spring loaded, stainless steel lamp retaining clips.

Wiring
Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Finish
StarGuard® (Pat. Pend.), a RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty
5 year limited warranty.

Listings
ETL Listed to ANSI/UL Standard 1838. Certified to CAN/CSA Standard C22.2 No. 9 and CAN/CSA TIL B-58B. Suitable for outdoor use. Suitable for indoor use with 20 watt maximum lamp and optional thermal protector. Suitable for use in wet locations. RoHs compliant. Made in the USA. IP65 Rated.

RoHS

*Teflon is a registered trademark of DuPont Corporation.

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SUBMITTAL DATE	DRAWING NUMBER
11-24-11	SUB-1496-00

Conditions of
Amended Conditional Use Permit X7D-156
"Jelich Ranch," Phil and Cindie White

As approved by the Portola Valley Planning Commission
May 4, 2005

A. Replace the July 16, 2002 "Jelich Ranch Use Plan" statement with the February 8, 2005 "Jelich Ranch Use Plan" statement, which includes the statement of "Community Outreach Updated 2002-2004."

B. Modify the original use permit plans dated July 23, 2002 prepared by Pinnacle DB, Inc. by the changes and clarifications shown on the following plans dated 2/7/05 prepared by Walker Warner Architects for the replacement of the main house and garage and barn remodeling:

Sheet A 1.1, Site Plan
Sheet A 2.1, Main House & Barn 1 Floor Plans
Sheet A 3.1, East & West Elevations
Sheet A 3.2, North & South Elevations
Sheet A 4.1, As-Built (existing) House Floor Plans
Sheet A 4.2, As-Built (existing) House Elevations
Sheet A 4.3, As Built Barn 1 (floor plan and) Elevations
Sheet A 4.4, As-Built Barn 2 Plan & elevations

C. Modify the existing use permit conditions to read as follows:

1. The CUP/PUD shall be issued in the name of Phil and Cindie White. Any change in ownership will require amendment of the permit for the name change pursuant to the provisions of the zoning ordinance.

2. The maximum floor area permitted on the property shall be 17,500 sf. The permitted structures are as shown on the use permit plans and described in the Jelich Ranch Use Plan statement. However, no new structures shall be constructed until detailed plans have been considered and approved by the ASCC. Further, any plans for a new "future" residence shall be duly considered by the ASCC pursuant to this permit and the town's zoning and design guidelines as well as normal town provisions for environmental review of new residences, associated grading, etc. Also, the plans for replacement of the main house and garage and replacement of the apple barn shall comply with all conditions of the March 14, 2005 ASCC architectural approval.

3. All plans for rebuilding or renovation of existing structures shall be referred to the town historian for review and comment prior to ASCC review and approval. The ASCC may require plan modification to address concerns, if any, of the town historian.

4. All signage, fencing, gates, lighting, etc. shall conform with town regulations and polices and shall be subject to prior review and approval of the ASCC. Further, any new Portola Road frontage fencing and any new gates shall be of a similar

design to the existing post and rail fence and shall be installed to maintain the rural character of the existing parcel frontage to the satisfaction of the ASCC. In addition, all provisions of the March 14, 2005 ASCC architectural approval shall be complied with.

5. This permit shall be subject to annual review by the planning commission. In particular, the applicant shall report annually to the planning commission on the actual experience with the educational activities, including frequency, and demographics of attendance. Based on this data, the commission may modify limits on the educational use if any appear needed.

6. The applicant shall participate in the town's trail planning effort and, if required by the town, provide trail easements to permit reasonable completion of the trails facilities provided for in the general plan. In particular, the applicant shall provide trail easement along the Portola Road frontage to accommodate realignment and improvement of the trail to the satisfaction of the public works director and trials committee. The easement and provisions for trail realignment and construction shall be in place, to the satisfaction of the public works director, prior to occupancy of the replacement main "Jelich" house.

7. Detailed plans for the future pond, i.e., a site development permit, shall be provided to the satisfaction of the ASCC and conservation committee for review and approval prior to pond installation. The permit shall also be reviewed by the town geologist, town engineer and normal site development reviewing entities. Further, the permit and specific plans shall be subject to the normal environmental review of the town.

8. Pursuant to the February 8, 2005 "Use Plan" there is an option for donation of the Chilean Woodchoppers House to the town. If the town accepts and moves the house, a replica structure may be constructed on the property that adheres to the 50-foot front yard setback requirement. The final plan for the replacement structure design and location shall be subject to approval by the ASCC. If, however, the town does not accept the house donation, the house may be rehabilitated, repaired or otherwise treated to the to the satisfaction of the town council upon recommendation of the ASCC.

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Steve Padovan, Interim Planning Manager

DATE: January 14, 2013

RE: Continued Review - Architectural Review and Site Development Permit X9H-645; New Single-Family Dwelling at 10 Sioux Way
Clark Residence

PREVIOUS ASCC ACTION

On December 10, 2012, the ASCC conducted a preliminary site review and hearing on a proposed 4,420 square foot, single-story dwelling and detached 502 square foot guest house on a 1.09 acre parcel at 10 Sioux Way. At the conclusion of the hearing, the ASCC suggested several modifications to the building design and site plan and requested that the item be brought back to the commission for further review. The attached December 10, 2012 staff report and enclosed meeting minutes provide background and identify the design revisions requested with the preliminary review process.

REVISED PROJECT

In response to the ASCC comments, the applicant/owner submitted a letter dated January 4, 2013 responding to the ASCC's comments and the following revised plans dated "Received January 8, 2013" unless otherwise noted:

Sheet A-0: Cover Sheet
Sheet A-1: Impervious Surface and Floor Area Calculations
Sheet A-2: Site Plan
Sheet A-3: Main Dwelling; Floor Plan
Sheet A-4: Main Dwelling; Roof Plan
Sheet A-5: Main Dwelling; East and South Elevations
Sheet A-6: Main Dwelling; West and North Elevations
Sheet A-7: Guest House; Floor Plan and Elevations
Sheet A-8: Exterior Lighting Plan
Sheet L-1: Landscape Plan; Cleaver Design Associates, 1/6/13
Sheet C-1: Topographic Survey Plan; MacLeod and Assoc., 8/6/12
Sheet C-2: Preliminary Grading and Drainage; MacLeod and Assoc., 11/2/12
Sheet C-3: Erosion and Sedimentation Control; MacLeod and Assoc., 11/2/12

In addition, the project includes the following previously submitted information listed below:

- Color Board, dated "Received 11/19/12", which includes stucco colors, cedar siding stain colors, window cladding, metal roof color and plaster/hardscape colors. The board will be available at the meeting;
- Exterior Material Specifications and lighting fixture types including "cut sheets" on the light fixtures;
- Completed "Build-It-Green Green Point Rated Project Checklist" with 138 points for the dwelling (target of 113) and 107 for the guest house (target of 25);
- Completed Outdoor Water Use Efficiency Checklist

A summary of the proposed revisions to the project are as follows:

- Reduction in the floor area of the main dwelling to 4,204 square foot through the elimination of the family room, which puts the structure just below the 85% AMFA threshold for the property;
- Reduction in the floor area of the guest house by 50 square feet to 452 square feet;
- Shifting of the footprint of the main structure to eliminate the encroachment of the structure into the 20 foot side yard setback (with the exception of the corner of the closet in bedroom #2) and to provide additional separation between the proposed dwelling and the existing dwelling at 20 Sioux Way;
- Shifting of the middle portion of the home to provide additional useable open space at the front of the home;
- Removal of the clerestory roof element over the master bedroom which results in a five foot reduction in the roof height at the southwesterly wing of the dwelling;
- Realignment of the driveway and installation of a three foot dry stack rock wall along the upslope side to retain the two blue oak trees that were originally planned for removal;
- Removal of one window and reduced hallway window size on the west elevation;
- Minor reconfiguration of the car circulation area at the end of the hammerhead;
- Minor landscaping adjustments.

ASCC DISCUSSION

The following comments are offered to assist the ASCC in its continuing review of the project:

1. **Plan Revisions to address preliminary review comments.** The January 4th letter and the revised plans address a number of concerns that the ASCC expressed at the hearings. These include a reduction in the building's mass over the master bedroom, a shifting of the main dwelling to the north and northeast to provide additional separation from the existing dwelling at 20 Sioux Way, and the relocation of the driveway to retain the two significant blue oak trees. The story poles have been revised to depict the new building envelope. The applicant has also chosen to maintain the single-story design of the house because a two-story home does not meet their long term needs. This decision is in response to the ASCC's suggestion that a two-story design be considered to reduce the building footprint and move the structure further to the northeast, allowing for a greater separation from the structures at 20 Sioux Way.

   The applicant has noted in their letter that the existing non-conforming development on the neighboring property should not be used as a reason to restrict the development potential of the subject lot. The requirement for a fire truck hammerhead substantially

limits the buildable area on the lot and the new proposal meets the zoning requirements, with the sole exception being a small encroachment into the 20 foot side yard setback for the closet in bedroom #2. In addition, the building's mass has been substantially reduced in the most affected area and the views from 20 Sioux Way are not impacted.

2. Site Development Committee review comments.

In addition to the Site Development Committee comments provided with the attached December 10, 2012 staff report, the Public Works Director has indicated that the storm water dissipater at the bottom of the slope may need to be set back further from the driveway to prevent water flowing onto the roadway and that the proposed dry stack rock wall may need to be engineered. However, these issues can be resolved at the building permit plan check stage.

Staff recommends that any action to approve the Site Development Permit should include the provision that all Site Development Committee review requirements shall be incorporated into the conditions of approval.

The ASCC should consider the above comments and any new information presented at the January 14, 2013 meeting prior to completing action on this project.

ATTACHMENTS

1. January 4, 2013 Letter from Applicant
2. Reduced Plan Set dated "Received January 8, 2013"
3. December 10, 2012 Staff Report on 10 Sioux Way
4. Excerpts from December 10, 2012 ASCC Meeting Minutes related to 10 Sioux Way

c: Planning Commission Liason
Town Council Liason
Town Manager
Mayor
Town Planner
Applicant/Owner
Planning Technician

Date: January 4, 2013
To: Tom Vlasic, Town Planer, Town of Portola Valley
Subject: Response Summary of ASCC Comments, December 10, 2012 Meeting regarding 10 Sioux Way
From: Jeff Clark, Architect and Applicant

The proposed design has been modified (4) specific ways in response to the general comments from ASCC.

1. The floor area of the main residence has been reduced 254 sq. ft. and is now under 85% of the maximum floor area. The master suite is smaller and the family room has been eliminated.
2. The roof over the master bedroom and bath has been lowered 5'. The ridge is now 15'. The roof mass has been reduced by eliminating the clearstory element in this area.
3. The middle section of the home has been shifted 2' to the north.
4. The driveway has been moved to keep the (2) Blue Oaks.
   The story poles have been modified to show item one and two. Also, the Studio has been reduced by 50 sq. ft.

In response to the items in your summary dated 12/18/12 I would like to provide the following comments.

1. I do not believe the house "stands out" from the views from the upper portion of Sioux Way and the house at 20 Sioux Way given the modifications in one, two and three above. The story poles do show that there is limited area to locate the residence. Additionally, the top of the driveway, the fire truck turnaround requirement and the garage location are essentially fixed. The proposed building a 10 Sioux Way will comply with all the setback requirements.
2. My response would not be "surprised" but " confirmed" in reference to the visual massing the story poles show. The clearstory height will not be reduced (other than its' elimination of it over the master area).
3. A (2) story home has been considered, but does not meet our long-term needs. The max height is still 23' and one story.
4. The non -conforming detached garage and associated driveway access at 20 Sioux Way is an independent issue. The proposed development at 10 Sioux Way will comply with the setback requirements and provide significant landscaping between the properties. It should be noted that there is no landscaping associated with the side yard at 20 Sioux Way and that the existing driveway crosses onto 10 Sioux Way in order to allow vehicle turn around.
5. The driveway has been shifted to keep the (2) Blue Oaks. The slope will be increased and the uphill side will have a 1'-3' high drywall rock wall.
6. The covered patio has been shifted 4' to the north and the story poles now reflect this.
7. The managed removal of star thistle and acacia on the property will occur as part of the development on 10 Sioux Way. Removal of the acacia on the hill property below will be completed by the down hill property owner only if they desire.

Thank you,
Jeff Clark

CONSULTANT CONTACTS

SURVEYOR & CIVIL ENGINEER:
MacLEOD ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
(650) 593-6530

GEOTECHNICAL ENGINEER:
MICHELUCCI ASSOCIATES
1801 MURCHISON DRIVE SUITE 8B
BURLINGAME, CA 94010
(650) 692-0167

LANDSCAPE ARCHITECT:
CLEAVER DESIGN
210 VACATION DRIVE
LAFAYETTE, CA 94549
(925) 954-6044

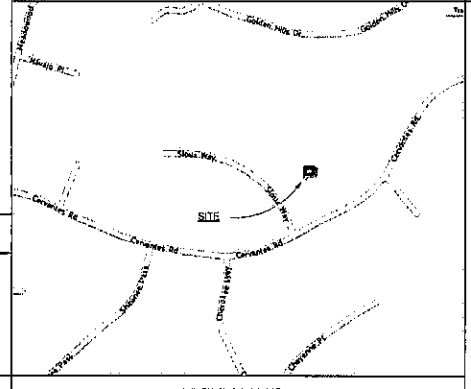
ARCHITECT:
JEFF CLARK
400 SEAPORT CT. #101
REDWOOD CITY, CA
(650) 535-0128

SHEET INDEX

SCOPE

NEW ONE STORY HOME ON VACANT LOT,
INCLUDING ACCESSORY STUDIO / IN LAW UNIT

VICINITY MAP



PROJECT DATA

A.P.N. # :	077-310-210
ZONING DISTRICT :	RE / la / SD-1
GEOLOGIC ZONE :	"5b" "Pd"
FLOOD ZONE :	"C"
PARCEL AREA :	1.09 ACRES 47,494 SF
AVERAGE SLOPE :	26.6 %
SET BACKS :	FRONT 50' SIDE 20' REAR 20'
ADJUSTED MAX. FLOOR AREA :	4,946 SF
88% OF AMFA :	4,209 SF
ADJUSTED MAX. IMPERVIOUS AREA:	7,177 S.F.
PARKING: (5) REQUIRED	(2) COVERED (3) UNCOVERED
BUILDING HEIGHT MAIN RESIDENCE:	25'-0" PROPOSED, 28' MAX.
BUILDING HEIGHT STUDIO:	17'-0" PROPOSED, 18' MAX.
FLOOR AREA HOUSE:	3,684 S.F.
FLOOR AREA GARAGE:	550 S.F.
FLOOR AREA STUDIO:	462 S.F.
TOTAL:	4,696 S.F.
MAIN STRUCTURE TOTAL:	4,234 S.F. 84.9%
IMPERVIOUS SURFACE:	4,287 S.F.

SEE SHEET C-2 FOR GRADING CALCULATION

NOTE:
SEE SHEET A-1 FOR AREA CALCULATIONS

BUILD IT GREEN

REQUIRED B.I.G. POINTS:

3,879 SF LIVING AREA
275 SF SQ.FT. OF GARAGE (550 / 2)

75 PTS	FIRST 3,000 SF
PLUS 39 PTS	1 / 100 ABOVE (3879 / 100)
9 PTS	GARAGE (275 / 30)
115 PTS	TOTAL REQUIRED
139 PTS	ANTICIPATED FOR PROJECT
25	ACCESSORY STRUCTURE ELEMENTS - NOT RATED

CODES

OCCUPANCY GROUP R-3/U
CONSTRUCTION TYPE VB

DESIGN DATA:

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA ELECTRIC CODE
2010 CALIFORNIA ENERGY CODE
2010 CALIFORNIA FIRE CODE
ALONG WITH ALL OTHER LOCAL, STATE & FEDERAL LAWS & REGULATIONS.

FIRE SPRINKLERS YES

AERIAL VIEW

REVISIONS
ASCC-COMMENTS 01-07-13

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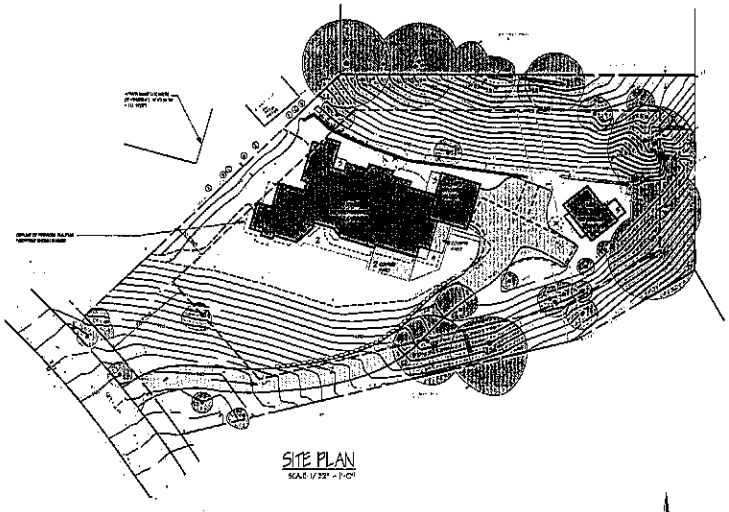
CLARK
RESIDENCE

SHEET NAME
COVER SHEET

ASCC-SUBMITTAL
DATE: 11-27-12
DRAWN BY: JWC
SCALE: NONE
SHEET No. A-0 OF 15

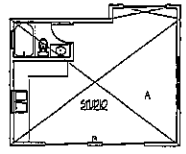
RECEIVED
JAN 08 2013
TOWN OF PORTOLA VALLEY



SITE PLAN
SCALE: 1/32" = 1'-0"

IMPERVIOUS SURFACE AREA CALCULATIONS

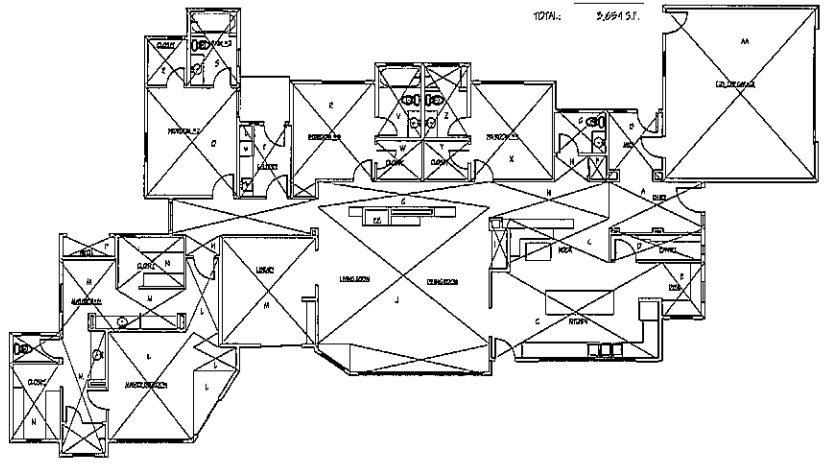
1. DRIVEWAY	3,147 S.F.
2. SOUTH PATIOS/ COVERED PATIO:	658 S.F.
3. NORTH PATIO:	126 S.F.
4. HOUSE PORCH/ ENTRY:	384 S.F.
5. STUDIO PATIOS:	106 S.F.
TOTAL:	4,411 S.F.



STUDIO FLOOR PLAN
SCALE: 1/ 8" = 1'-0"

A-	2 x 10	20 S.F.
B-	21 x 18	152 S.F.
TOTAL:		492 S.F.

TOTAL	MAIN RESIDENCE	5,204 S.F.
AA- GARAGE	22 x 29	950 S.F.
A- ENTRY	13.5 x 7	99 S.F.
B- MUDROOM	8 x 10.5	89 S.F.
C- KITCHEN/ NOOK	24 x 14, 14 x 8.5	412 S.F.
D- PANTRY	10.5 x 4.5	61 S.F.
E- DESK	6 x 8	48 S.F.
F- CLOSET #5	2.5 x 4	10 S.F.
G- POWDER	7 x 6.5	46 S.F.
H- HALL	4.5 x 4, 17 x 6, 24 x 3, 21 x 5, 4.5 x 3	311 S.F.
I- WINE BAR	3 x 6	18 S.F.
J- LIVING/ DINING	29 x 24, less 1/2 (5 x 3.5)	591 S.F.
K- LIBRARY	13.5 x 16	216 S.F.
L- MASTER BED	4.5 x 10.5, 3.5 x 2, 6 x 3.5, (1/2) 6.5 x 10, 12 x 15.5	294 S.F.
M- MASTER BATH	7 x 17.5, 8 x 11, 10 x 6	271 S.F.
N- CLOSET	7 x 11, 10 x 8	157 S.F.
O- MASTER TOILET	7 x 4.5	31 S.F.
P- MECHANICAL CLOSET	8 x 3	24 S.F.
Q- BED #2	13.5 x 16	209 S.F.
R- CLOSET #2	6 x 7	42 S.F.
S- BATH #2	7.5 x 8	89 S.F.
T- LAUNDRY	7 x 7	77 S.F.
U- BED #3	12 x 14.5	174 S.F.
V- BATH #3	6.75 x 11	74 S.F.
W- CLOSET #3	6.75 x 6	41 S.F.
X- BED #4	12 x 14.5	174 S.F.
Y- CLOSET #4	6.75 x 6	41 S.F.
Z- BATH #4	6.75 x 11	74 S.F.
	TOTAL:	3,691 S.F.



HOUSE FLOOR PLAN
SCALE: 1/ 8" = 1'-0"

REVISIONS
ASCC-COMMENTS
01-07-13

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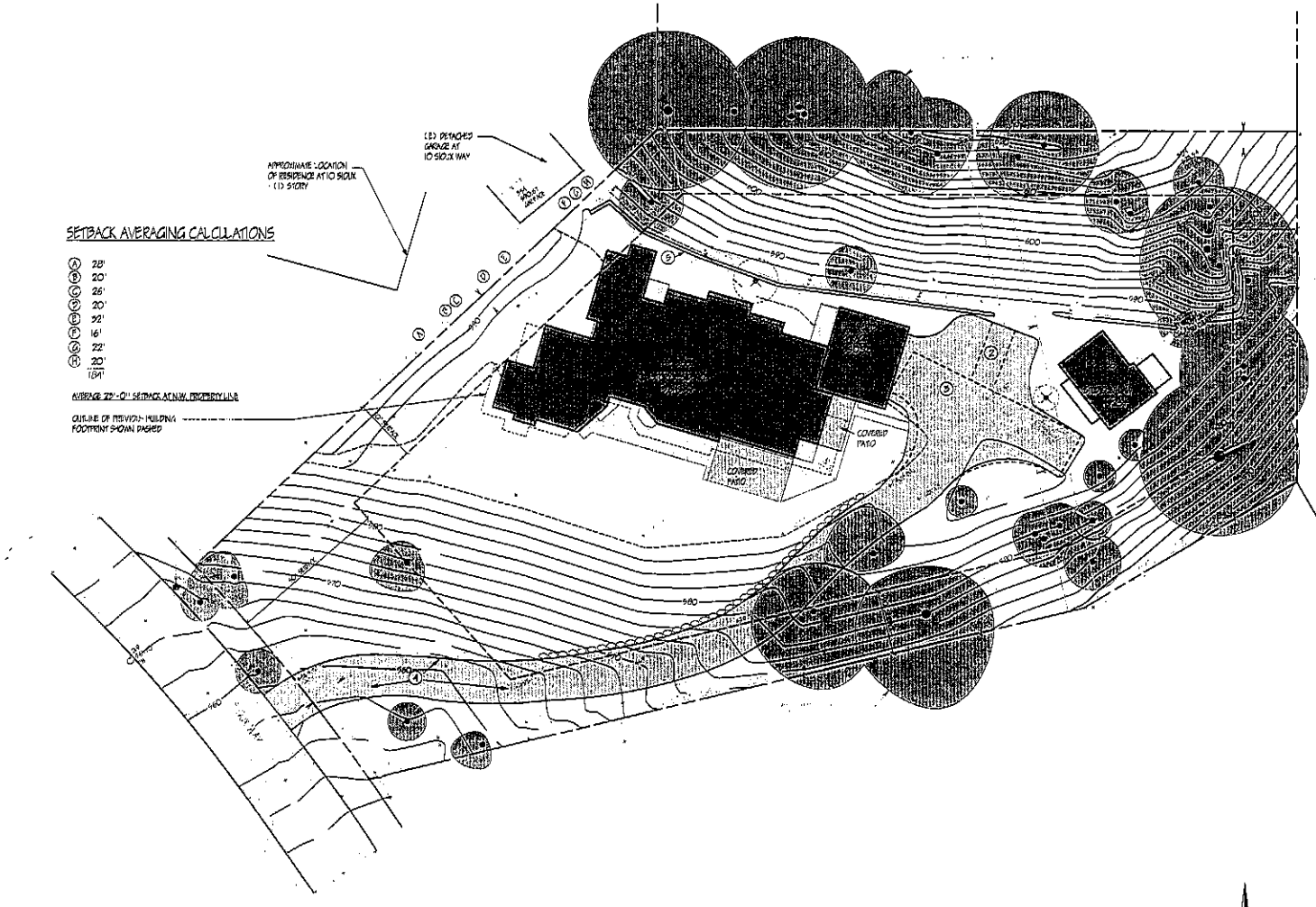
CLIENT:
CLARK
RESIDENCE

SHEET NAME:
AREA CALCULATIONS

ASCC-SUBMITTAL
DATE:
11-27-12
DRAWN BY:
JVC
SCALE:
AS SHOWN
SHEET No.

A-1
OF 13



SITE PLAN

TRUE NORTH

NOTES:

1.- SETBACK AVERAGING USED AT NORTHWEST PROPERTY LINE. SEE CALCULATION THIS SHEET.

2.- PARKING, (2) COVERED AND (3) UNCOVERED.

3.- HAMMER HEAD FIRE TRUCK TURN AROUND PER WOODSIDE FIRE DISTRICT.

4.- SEE CIVIL SHEET C-2 FOR DRIVEWAY GRADING DESIGN. DRIVEWAY SURFACE TO BE A.C. - 14'-0" WIDE MAX. 15% SLOPE. UPHILL SIDE TO HAVE 1' - 3' HIGH DRYSTACK ROCK WALL.

5.- LOW WALL - 2'-0" MAX. HEIGHT AT UPHILL SIDE OF BUILDING PAD.

REVISIONS
ASCC-COMMENTS
01-07-13

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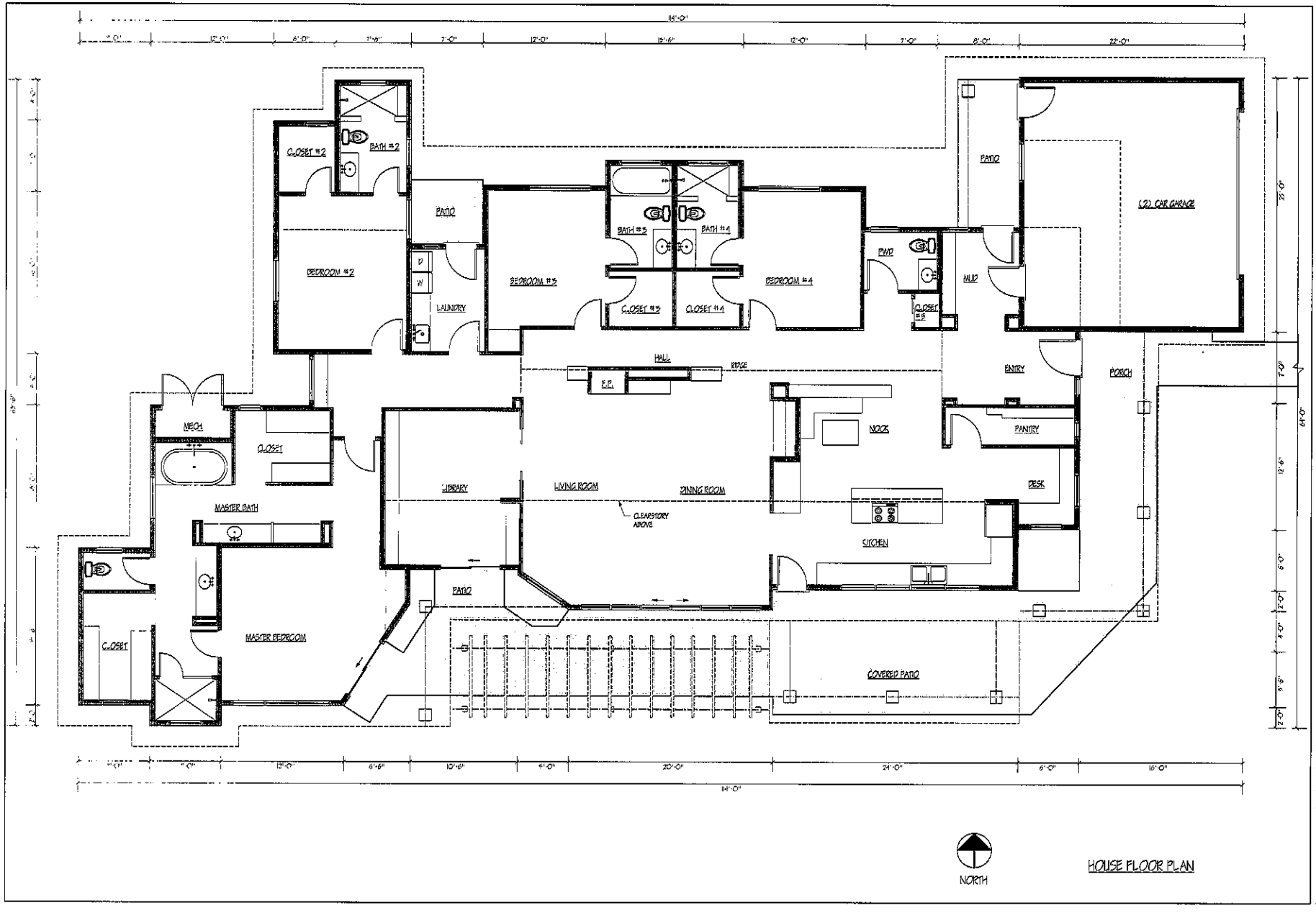
CLIENT
CLARK
RESIDENCE

SHEET NAME
SITE PLAN

ASCC-SUBMITTAL
DATE: 8-27-12
DRAWN BY: JNC
SCALE: 1" = 16'
SHEET No.

A-2
OF 13



HOUSE FLOOR PLAN

REVISIONS
ASCC-COMMENTS
01-07-13

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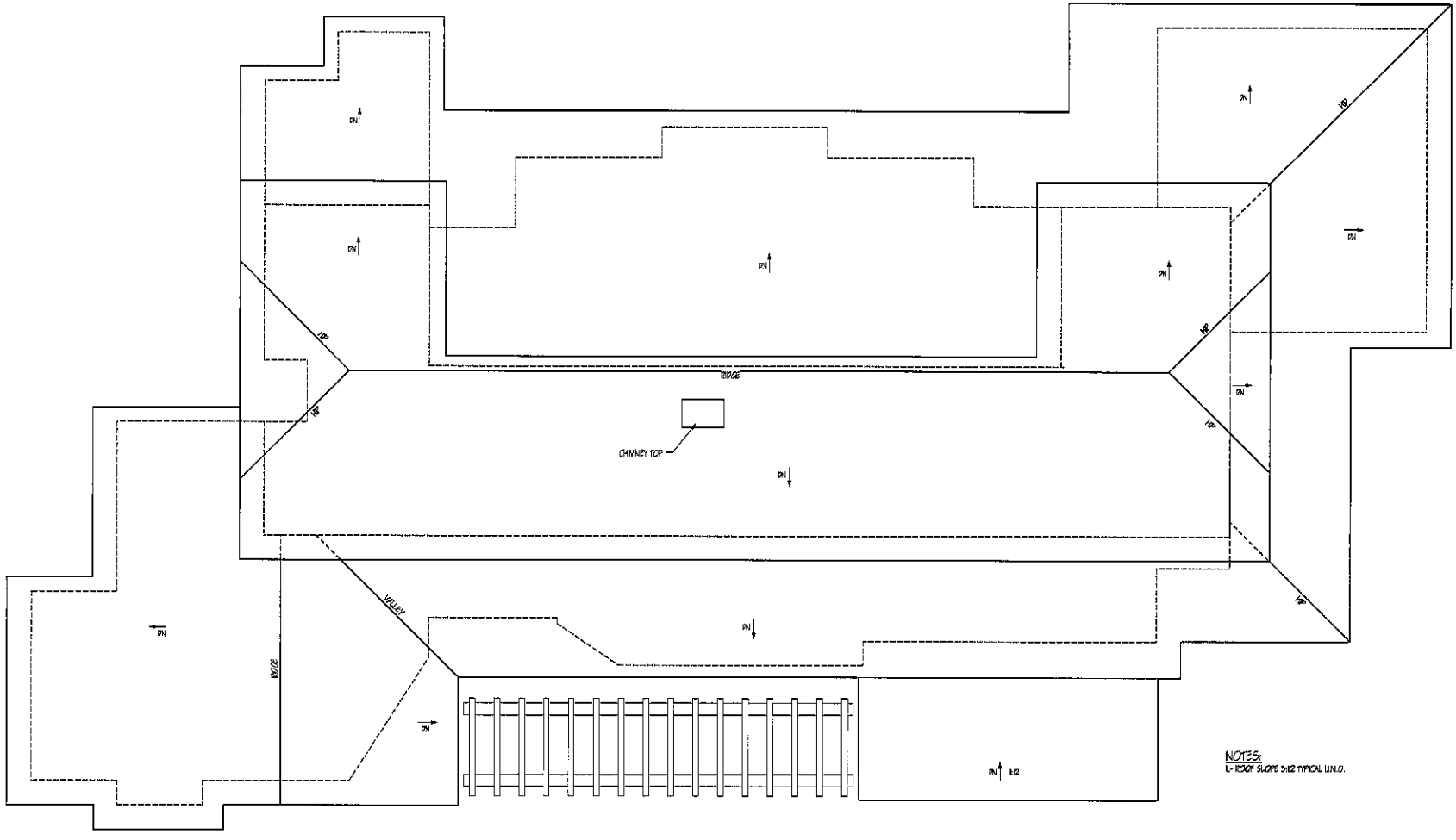
CLARK
RESIDENCE

SHEET NAME
ARCHITECTURAL
FLOOR PLAN

ASCC-SUBMITTAL
DATE: 11-27-12
DRAWN BY: JWC
SCALE: 1/4" = 1'-0"
SHEET No.
A-3
OF 13



HOUSE ROOF PLAN

REVISIONS
ASCC-COMMENTS
01-07-13

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CLIENT
CLARK
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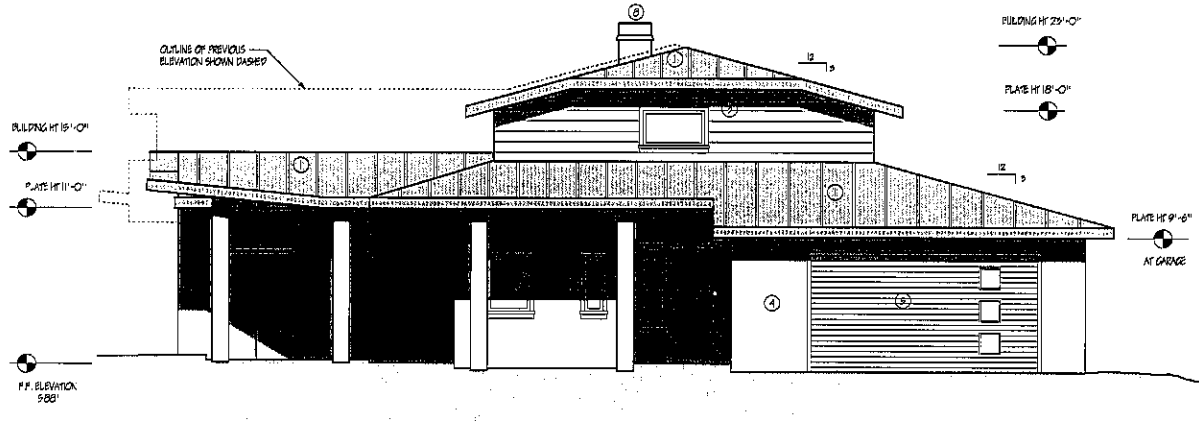
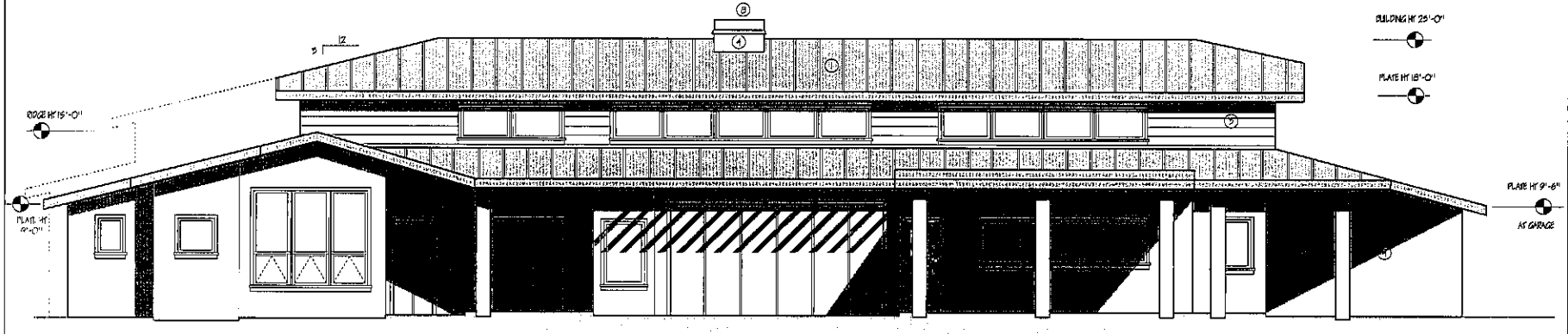
SHEET NAME
ARCHITECTURAL
ROOF PLAN

ASCC-SUBMITTAL
DATE:
11-27-12
DRAWN BY
JMC
SCALE:
1/4" = 1'-0"
SHEET No.
A-4
OF 13



EAST ELEVATION



SOUTH ELEVATION

EXTERIOR MATERIALS:

1. STANDING SEAM METER ROOF - GALVILUM, COLOR MEDIUM BRONZE, MATTE.
2. FACIA PAINTED TO MATCH ROOF.
3. HORIZONTAL CEDAR SIDING, PENOFIN STAIN, TRANSPARENT BARK.
4. CEMENT PLASTER COLOR - WESTERN BLEDING, BROADCLOTH AND SPANISH OLIVE.
5. GARAGE DOOR CEDAR, MATCH SIDING.
6. WINDOW FRAME-LOEWEN, COLOR CHESNUT BROWN.
7. WINDOW TRIM CEDAR, MATCH SIDING.
8. METAL CHIMNEY TOP, COLOR TO MATCH ROOF.
9. PATIO CONCRETE - COLOR DAVIES, MESA BLUFF

REVISIONS
ASCC-COMMENTS
01-07-13

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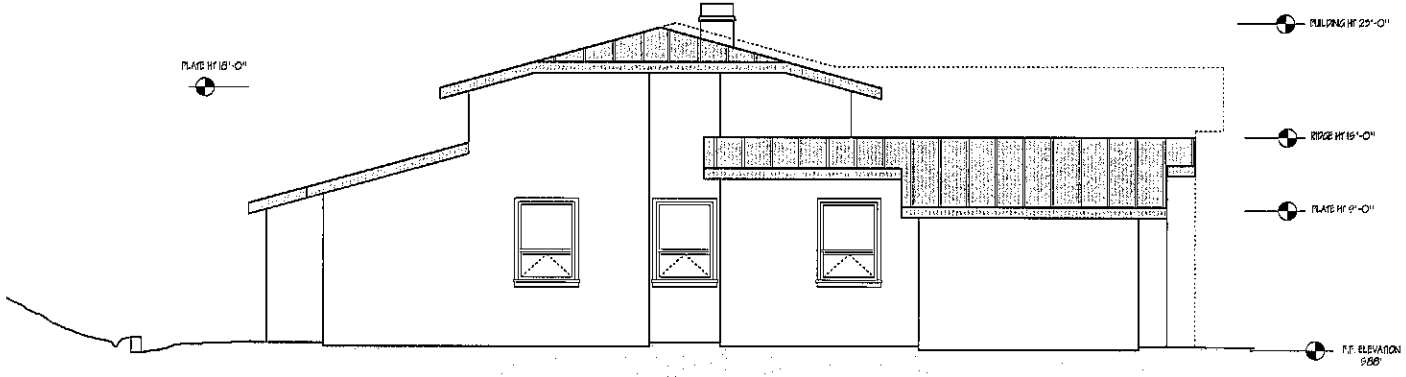
CLIENT
CLARK RESIDENCE

SHEET NAME
EXTERIOR ELEVATIONS

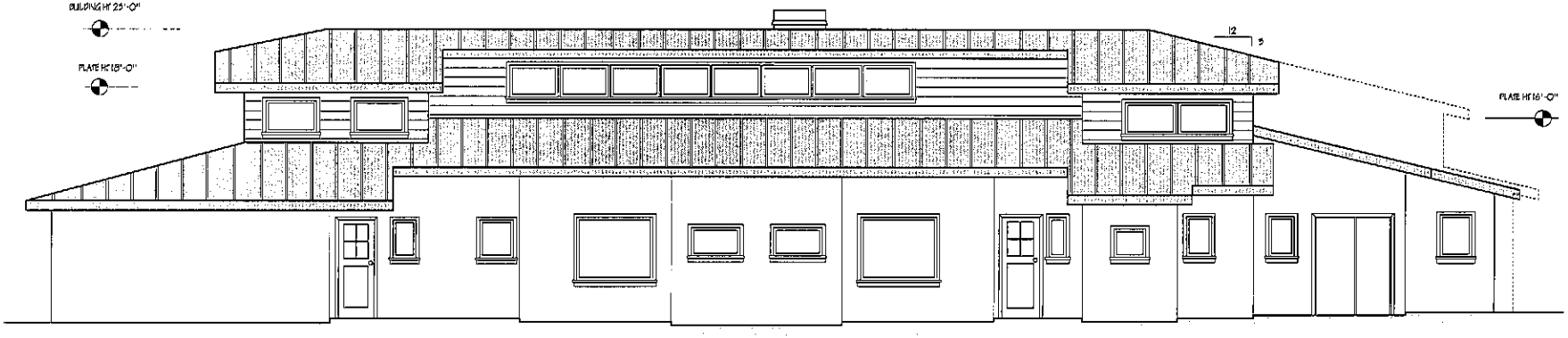
ASCC-SUBMITTAL
DATE: 11-27-12
DRAWN BY: JWC
SCALE: 1/4" = 1'-0"
SHEET No.

A-5
OF 13



WEST ELEVATION

NOTE:
SEE SHEET A5 FOR
EXTERIOR MATERIALS



NORTH ELEVATION

REVISIONS
ASCC-COMMENTS
01-07-13

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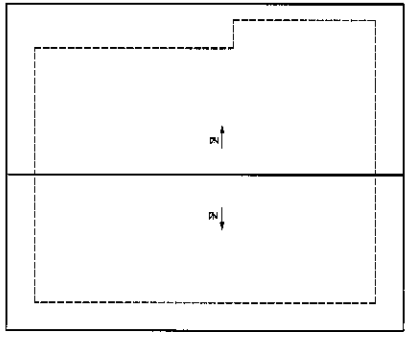
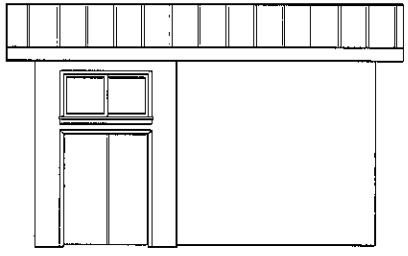
RESIDENCE

SHEET NAME
EXTERIOR ELEVATIONS

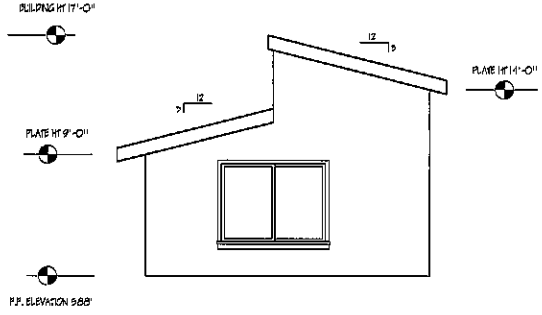
ASCC-SUBMITTAL
DATE:
11-27-12
DRAWN BY:
JMC
SCALE:
1/4" = 1'-0"
SHEET NO.
A-6
OF 15



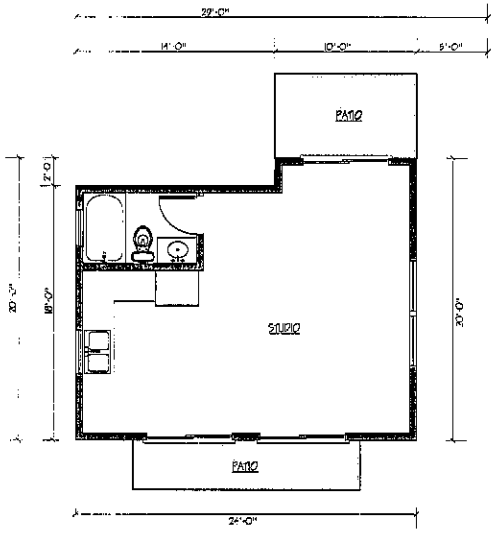
STUDIO ROOF PLAN



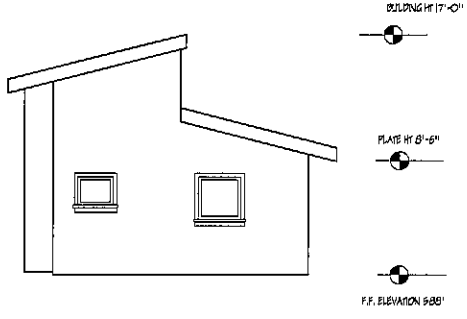
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



STUDIO FLOOR PLAN



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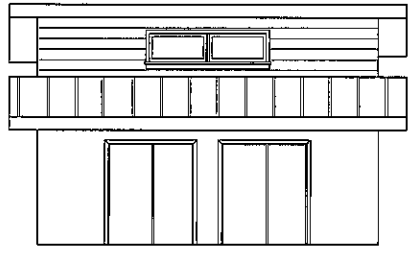

SOUTH WEST ELEVATION

REVISIONS
ASCC-COMMENTS
01-07-15

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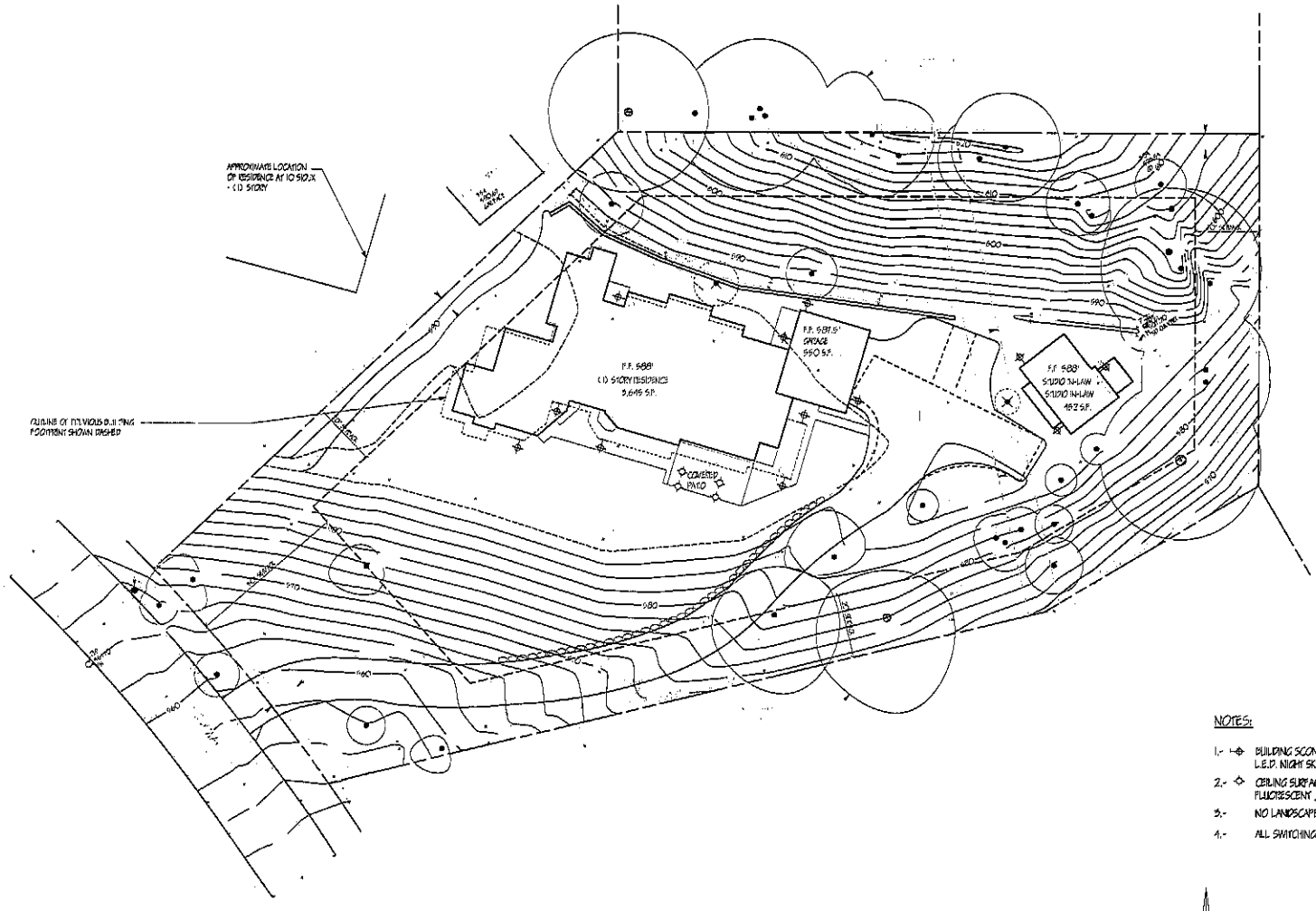
Sheet Name
ARCHITECTURAL STUDIO PLAN & ELEVATIONS

ASCC-SUBMITTAL
DATE: 11-27-12
DRAWN BY: JAC
SCALE: 1/4" = 1'-0"
SHEET No.

A-7
OF 13



NOTES:

1.- BUILDING SCONCE FIXTURE - HINKLEY LUNA 1660 BZ L.E.D. NIGHT SKY COMPLIANT.

2.- CEILING SURFACE FIXTURE - HINKLEY HARBOR 2979 FLUORESCENT, SHIELDED.

3.- NO LANDSCAPE LIGHTING FIXTURES.

4.- ALL SWITCHING TO BE MANUAL.

SITE LIGHTING PLAN

REVISIONS
ASCC-COMMENTS
01-07-13

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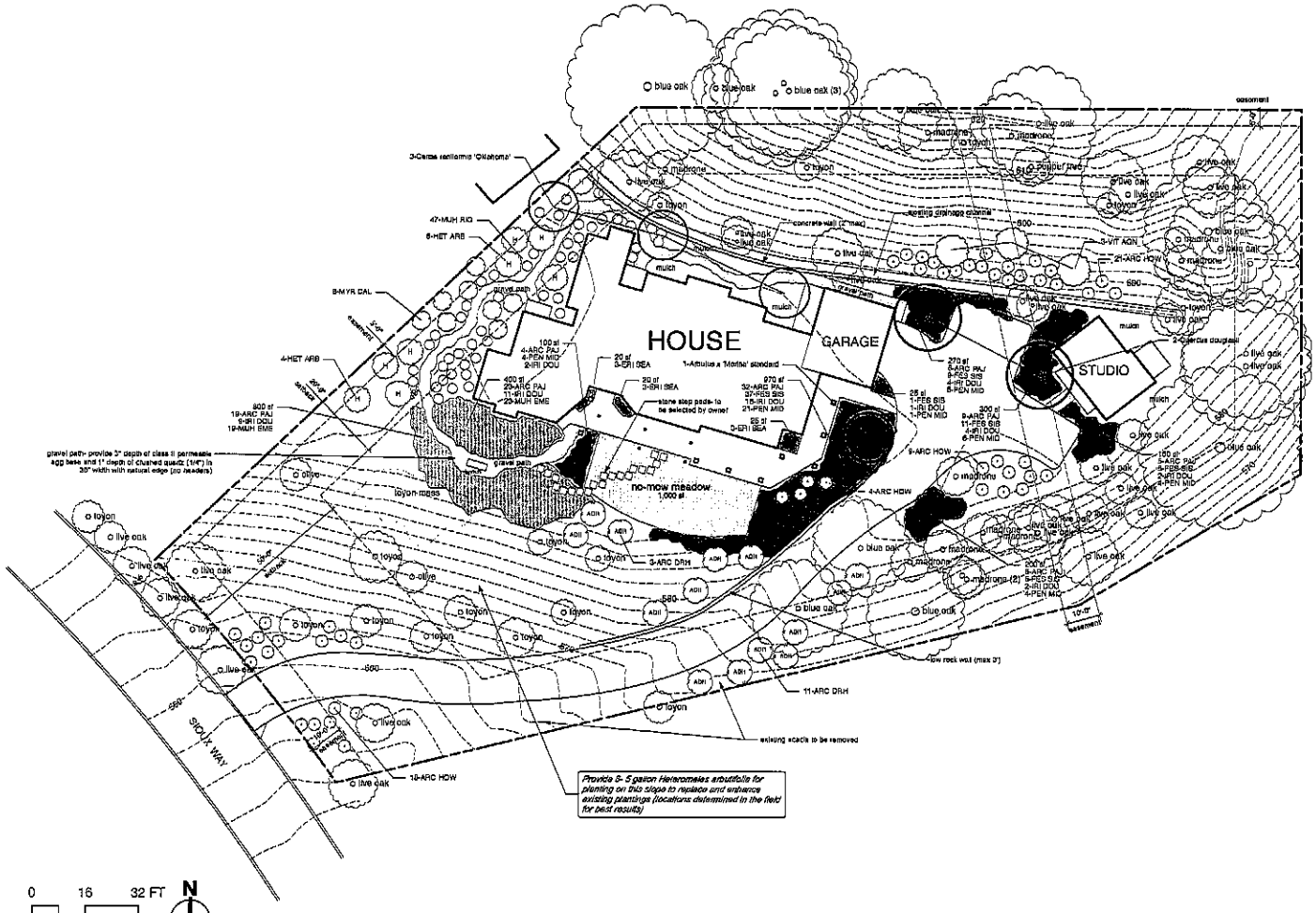
SHEET NAME
EXTERIOR LIGHTING PLAN

ASCC-SUBMITTAL
DATE: 11-27-12
DRAWN BY: JWC
SCALE: 1/16" = 1'-0"
SHEET #:

A-8
OF 13



Landscape Plan
Scale: 1/16" = 1'-0"

General Notes

1. All new planting areas shall receive 100% coverage from an automatic, underground irrigation system. The system shall be valved with similar planting and sun/shade conditions. All new trees shall be watered with bubblers. A smart controller shall be used for best watering practices.
2. All planting area finished grades with a slope of 3:1 or greater shall receive a layer of jute mesh placed under the mulch, secured with metal staples.
3. All work shall be performed by personnel familiar with this type of work and under the supervision of a qualified planting foreman.
4. Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the landscape architect and do not proceed until the contaminated soil is removed and replaced.
5. Immediately replace any plant materials that die or are damaged.
6. Planting areas shall receive a 3" layer of 50% soil amendment 50% mini mulch. This should be spread after container planting. The contractor shall provide a sample to the landscape architect prior to shipping to site. Stockpile existing topsoil and mulch for reuse.
7. The plant count is for the convenience of the landscape contractor. In case of a discrepancy with the plan, the plant count shall govern.
8. These drawings are based on information supplied by Jeff Clark Architect. Existing plant info was determined in the field by Cleaver Design Associates.

Plant List

Category	ID	Latin Name	Common Name	Size	Quantity	Native	Evergreen	WUCOLS
tree	ARB MAR	Arbutus x 'Marina' standard	Marina Strawberry Tree	36" box	1	Y	Y	L
	CER OKL	Cercis reniformis 'Oklahoma'	Oklahoma Redbud	15 gallon	3			M
	QUE DOU	Quercus douglasii	Blue Oak	24" box	2	Y		VL
shrubs	ARC DRH	Arctostaphylos 'Dr. Hurd'	Dr. Hurd Manzanita	5 gallon	14	Y	Y	L
	ARC HOW	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	1 gallon	48	Y	Y	L
	HET ARB	Heteromeles arbutifolia	Toyon	5 gallon	9	Y	Y	VL
	MUH RIG	Muhlenbergia rigens	Deer Grass	1 gallon	47	Y	Y	L
	MYR CAL	Myrica californica	Pacific Wax Myrtle	5 gallon	8	Y	Y	L
	VIT AGN	Vitex agnus-castus	Chaste Tree	5 gallon	3			L
shrub grass	ARC PAJ	Arctostaphylos pajaroensis 'Paradise'	Pajaro Manzanita	1 gallon	105	Y	Y	L
	ERI SEA	Eriogeron glaucus 'Sea Breeze'	Seal Breeze Fleabane	1 gallon	8	Y	Y	L
	FES SIS	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gallon	69	Y	Y	L
	IRI DOU	Iris douglasiana	Pacific Coast Hybrid Iris	1 gallon	61	Y	Y	L
	MUH EME	Muhlenbergia emersleyi	Bull Grass	1 gallon	42		Y	M
	PEN MID	Penstemon x 'Mersight'	Midnight Penstemon	1 gallon	46	Y	Y	M

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Clark Residence

10 Sioux Way, Portola Valley, CA

Landscape Plan

L-1

No.	Date	Issue Notes
2	5/JAN/2013	Issued for ASCC Review
1	6NOV/2012	Issued for ASCC Review

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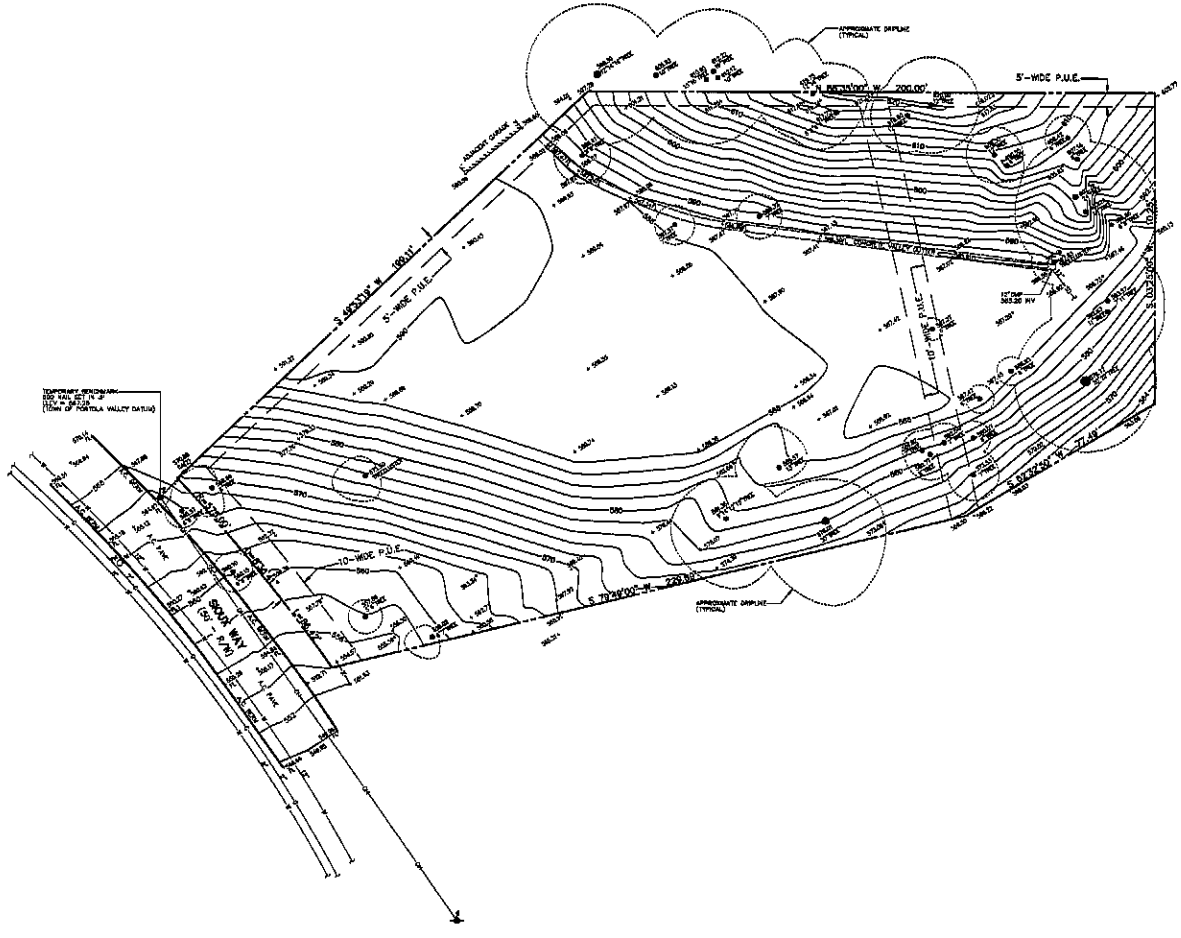


LEGEND

———	PROPERTY LINE
A.C. PAVE	ASPHALT CONCRETE PAVEMENT
CMP	CORRUGATED METAL PIPE
FH	FIRE HYDRANT
FL	FLOWLINE
GA	GUY ANCHOR
INV	INVERT
JP	JOINT UTILITY POLE
P.U.E.	PUBLIC UTILITY EASEMENT
	TREE W/ SIZE & ELEVATION
—X—X—	FENCE
——G——	GAS LINE
——OH——	OVERHEAD LINE
——SD——	STORM DRAIN LINE
——W——	WATER LINE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

PARCEL AREA = 47,494 SQ. FT. ±
= 1.090 ACRES ±

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

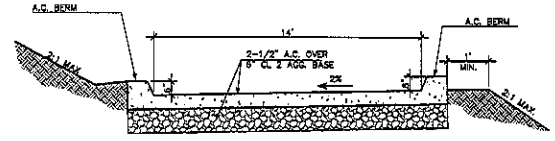
REV.	DESCRIPTION	DATE

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING · LAND SURVEYING
955 CENTER STREET·SAN CARLOS·CA 94070·(650) 593-8580

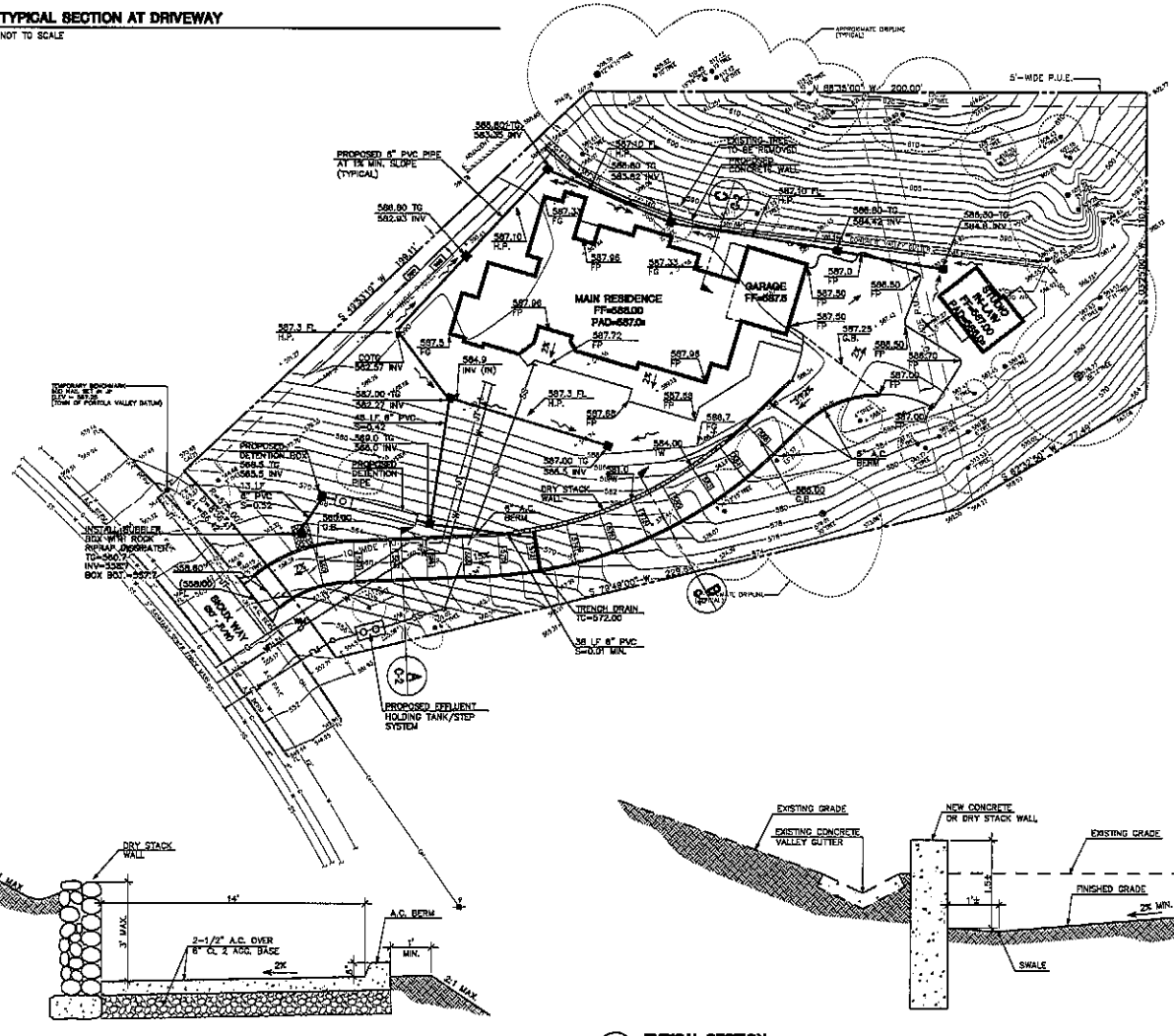
PREPARED FOR:
JEFF CLARK

TOPOGRAPHIC SURVEY PLAN
10 SIOUX WAY
A.P.N. 077-310-210
PORTOLA VALLEY SAN MATEO COUNTY CALIFORNIA

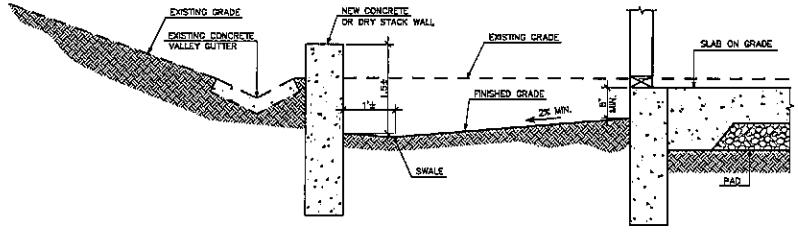
DRAWN BY:	DPM
DESIGNED BY:	—
CHECKED BY:	DGM
SCALE:	1"=20'
DATE:	09/06/12
DRAWING NO.	3672-TOPO
SHEET	1 OF 1



A TYPICAL SECTION AT DRIVEWAY
NOT TO SCALE



B TYPICAL SECTION AT DRIVEWAY
NOT TO SCALE



C TYPICAL SECTION
NOT TO SCALE

LEGEND:

	PROPERTY LINE
A.C. PAVE	ASPHALT CONCRETE PAVEMENT
CMP	CORRUGATED METAL PIPE
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FP	FINISH PAVEMENT
GA	GUY ANCHOR
G.B.	GRADE BREAK
H.P.	HIGH POINT
INV	INVERT
JP	JOINT UTILITY POLE
P.U.E.	PUBLIC UTILITY EASEMENT
TG	TOP OF GRATE
	TREE W/ SIZE & ELEVATION
	EXISTING TREE TO BE REMOVED
X X	FENCE
G	GAS LINE
OH	OVERHEAD LINE
	STORM DRAIN LINE
SS	SANITARY SEWER LINE
W	WATER LINE
	PROPOSED CONTOUR
JT	JOINT TRENCH
FM	FORCE MAIN

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

PARCEL AREA = 47,494 SQ. FT. ±
= 1.090 ACRES ±

GRADING QUANTITIES CALCULATIONS:

CUT INVENTORY (C.Y.)	ACTUAL CALCULATION	INCLUDED IN CALCULATION
HOUSE PAD	320	0
STUDIO IN-LAW PAD	20	0
DRIVEWAY AND PARKING	180	180
YARD GRADING	230	230
TOTAL CUT	750	410

FILL INVENTORY (C.Y.)	ACTUAL CALCULATION	INCLUDED IN CALCULATION
HOUSE PAD	0	0
DRIVEWAY	150	150
TOTAL FILL	150	150

TOTAL EXPORT= 750 − 150 = 600 C.Y.

TOTAL CALCULATIONS FOR CUT AND FILL PER TOWN GUIDELINES
= 410 + 150
= 560 C.Y. < 999 C.Y. (TO BE REVIEWED BY ABCC)

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

C-2

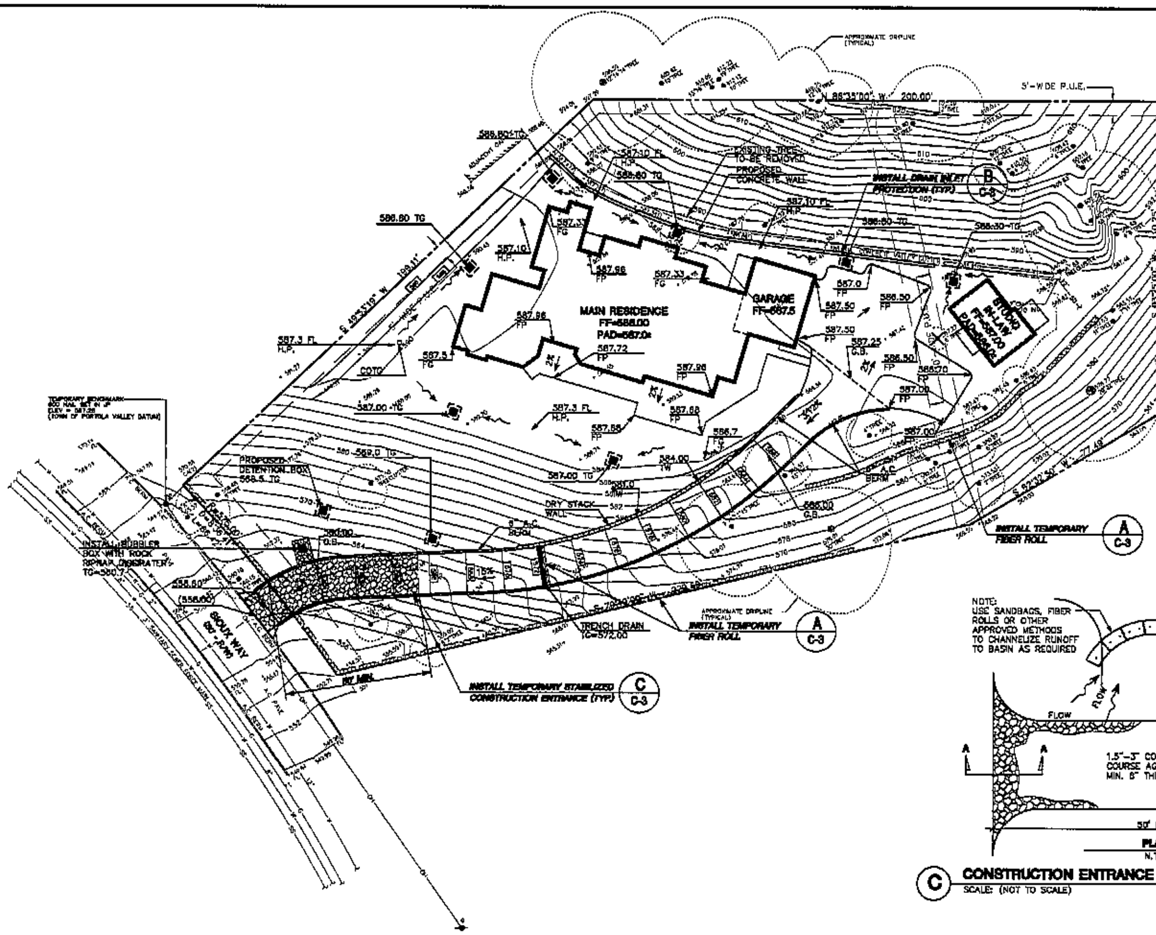
REV	DESCRIPTION	BY	DATE
—	PER PLANNING COMMENTS	VPG	11/29/12

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING · LAND SURVEYING
985 CENTER STREET · SAN CARLOS · CA 94070 · (650) 593-8580

PREPARED FOR: JEFF CLARK

PRELIMINARY GRADING AND DRAINAGE PLAN
10 SIOUX WAY
A.P.N. 077-310-210
PORTOLA VALLEY SAN MATEO COUNTY CALIFORNIA

DRAWN BY: AAP/DPM
DESIGNED BY: VPG
CHECKED BY: DGM
SCALE: 1"=20'
DATE: 11/02/12
DRAWING NO. 3672-GRAD
SHEET 2 OF 3



LEGEND

	PROPERTY LINE
A.C. PAVE	ASPHALT CONCRETE PAVEMENT
CMP	CORRUGATED METAL PIPE
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
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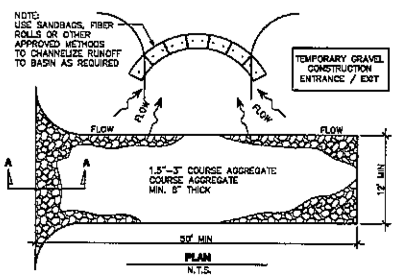
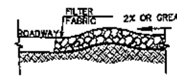
G.B.	GRADE BREAK
H.P.	HIGH POINT
INV	INVERT
JP	JOINT UTILITY POLE
P.U.E.	PUBLIC UTILITY EASEMENT
TG	TOP OF GRATE
	TREE W/ SIZE & ELEVATION
	TREE TO BE REMOVED
—X—	FENCE
—G—	GAS LINE
—OH—	OVERHEAD LINE
—SD—	STORM DRAIN LINE
—SS—	SANITARY SEWER FORCE MAIN
—W—	WATER LINE
	PROPOSED CONTOUR



PLAN
N.T.S.

DIVERSION RIDGE REQUIRED WHERE GRADE EXCEEDS 2%



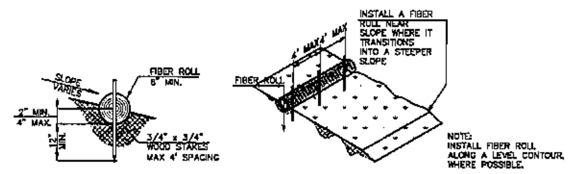
SECTION A-A
N.T.S.

THE ENTRANCE SHALL BE MAINTAINED IN CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC-RIGHT OF WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND /OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT.

WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.

WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

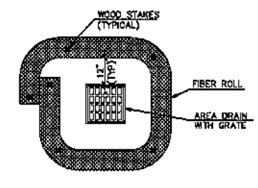
(C) CONSTRUCTION ENTRANCE DETAIL
SCALE: (NOT TO SCALE)



ENTRENCHMENT DETAIL
N.T.S.

TYPICAL FIBER ROLL INSTALLATION
N.T.S.

(A) FIBER ROLL DETAIL



(B) DRAIN INLET PROTECTION DETAIL
SCALE: (NOT TO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

C-3

REV.	DESCRIPTION	BY	DATE
—	PER PLANNING COMMENTS	VPG	12/28/12

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING · LAND SURVEYING
965 CENTER STREET · SAN CARLOS · CA 94070 · (650) 593-8580

PREPARED FOR:
JEFF CLARK

EROSION AND SEDIMENTATION CONTROL PLAN
10 SIOUX WAY
A.P.N. 077-310-210
PORTOLA VALLEY SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	AAP/DPM
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	1"=20'
DATE:	11/02/12
DRAWING NO.	3672-GRAD
SHEET	3 OF 3

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Steve Padovan, Interim Planning Manager

DATE: December 10, 2012

RE: Preliminary Architectural Review and Site Development Permit X9H-645
New Single-Family Dwelling at 10 Sioux Way
Clark Residence

PROPOSAL

This is a request for preliminary review by the ASCC of a new 4,420 square foot (sq.ft.), single-story dwelling and a detached 502 sq.ft. guest house on a 1.09 acre parcel at 10 Sioux Way. The main dwelling consists of four bedrooms, a kitchen, dining room, family room, living room and library with an attached 550 sq.ft., two car garage. The guest house contains a full bath and kitchen area. The dwelling will be located in the rear half of the lot and will encroach up to four feet into the side yard setback on the westerly property line, necessitating an exception to the yard setback standards. The proposed driveway will slope up from the road at a 14% grade and roughly parallels the easterly property line, ending at a fire truck turnaround (hammerhead) between the garage and guest house with 3 open guest parking spaces located at the top of the hammerhead. The proposal calls for the removal of one substantial blue oak and several smaller oaks that are impacted by the building layout and the driveway design. The property will be connected to the public sewer and is not located within a homeowner's association.

The proposal is further described on the following plans dated "Received December 4, 2012" unless otherwise noted:

Sheet A-0: Cover Sheet
Sheet A-1: Impervious Surface and Floor Area Calculations
Sheet A-2: Site Plan
Sheet A-3: Main Dwelling; Floor Plan
Sheet A-4: Main Dwelling; Roof Plan
Sheet A-5: Main Dwelling; East and South Elevations

Sheet A-6: Main Dwelling; West and North Elevations
Sheet A-7: Guest House; Floor Plan and Elevations
Sheet A-8: Exterior Lighting Plan
Sheet L-1: Landscape Plan; Cleaver Design Associates, 11/612
Sheet C-1: Topographic Survey Plan; MacLeod and Assoc., 8/24/12
Sheet C-2: Preliminary Grading and Drainage; MacLeod and Assoc., 11/2/12
Sheet C-3: Erosion and Sedimentation Control; MacLeod and Assoc., 11/2/12

In addition to the plans, the project submittal includes the information listed below:

- Color Board, dated "Received 11/19/12", which includes stucco colors, cedar siding stain colors, window cladding, metal roof color and plaster/hardscape colors. The board will be available at the meeting;
- Exterior Material Specifications and lighting fixture types including "cut sheets" on the light fixtures;
- Completed "Build-It-Green Green Point Rated Project Checklist" with 138 points for the dwelling (target of 113) and 107 for the guest house (target of 25);
- Completed Outdoor Water Use Efficiency Checklist

The proposal will also require the removal and re-compaction of existing non-engineered fill that resulted from the previous grading of the hillside for a building pad and driveway and the re-grading of the existing driveway to achieve fire access standards, which in its current design, will result in the removal of two significant blue oaks. The geotechnical engineer anticipates that the re-compaction will result in a pad elevation that is slightly lower than the existing pad elevation. Excluding the grading related to the re-compacted pad, the engineer has calculated that the total cut for the dwelling and the driveway is estimated at 920 cu.yd. (with 420 cu.yd. related to the foundations for the dwelling and guest house) and fill for the driveway of approximately 60 cu.yd. The engineer has estimated that up to 860 cu.yd. of material could potentially be exported from the site but that would be at the higher end of estimates as the re-compaction of the site may result in less material being excavated for the building foundations.

BACKGROUND/EXISTING SITE CONDITIONS

The subject lot is an undeveloped parcel in the Arrowhead Meadows Subdivision which was recorded at the County in 1959. According to the geotechnical investigation completed by Michelucci & Associates, the previously graded building pad was created at about the same time as the adjacent building pad on 20 Sioux Way and in their 1999 report on that dwelling, the engineer stated that the fill slope underlying 20 Sioux Way suffered from settlement issues due to improperly consolidated fill. This fill was a contributing factor to the settlement issues experienced at the existing dwelling on 20 Sioux. Based on the prior analysis and the current report, the engineer has recommended re-compaction of the fill on the project site.

Site topography consists of a steep slope cut into the sandstone bedrock at the north end of the property, a valley gutter at the base of that slope (with a drain inlet near the east property line, a relatively level rough graded building pad, a rough graded driveway from Sioux Way up to the building pad, and 2 to 1 slopes from the building pad down to the street and the dwelling on Cervantes. The building pad is at approximately the same elevation as the developed portion of the adjoining property at 20 Sioux Way. Existing vegetation includes a mix of blue oaks, live oaks and madrones along the northerly and easterly perimeter of the property, and thick brush and toyon on the slopes below the building pad.

There is a 5 foot public utility easement along the northerly property lines and a 10 foot easement along Sioux Way. In addition, a 10 foot easement bisects the lot between the proposed main dwelling and guest house. The owner is in the process of having the easement that bisects the lot abandoned, even though the current design avoids the easement and does not impact the proposed development.

Surrounding development consists of a water tank to the north on the small hill above the site and single-family dwellings on the remaining sides. The property most directly affected by the proposed development is the dwelling at 20 Sioux Way. That property contains several buildings surrounding an inner courtyard and pool. However, the structures most directly affected are the back side of the dwelling and a detached garage, with minimal windows and views facing the project site.

DEVELOPMENT CRITERIA

The property is zoned R-E (Residential Estate), 1 acre minimum, Slope Density Table 1a with an average slope of 26.6% and is subject to the following development criteria:

Maximum Adjusted Floor Area Permitted	4,946 sq.ft
Proposed Total Floor Area	4,927 sq.ft.
Maximum Single Structure Floor Area (Maximum adjusted floor area x 85%)	4,205 sq.ft.
Proposed Main Dwelling Total Floor Area	4,420 sq.ft. (89%)
Maximum Impervious Surface Area	7,177 sq.ft.
Proposed Impervious Surface Area	4,071 sq.ft.
Setbacks: Front Side Rear	 50 feet 20 feet 20 feet
Maximum Building Heights	28 feet main dwelling 18 feet accessory building
Proposed Building Heights	23 feet main building 17.5 feet guest house
Parking Required	5 total - 2 covered; 3 guest spaces
Proposed Parking	5 total including 2 covered

Based on the above listed criteria, the proposed dwelling meets the maximum floor area and impervious surface area requirements with the exception of the maximum single structure area, which exceeds the requirements by 215 square feet. The Zoning Code allows the ASCC to increase the 85% threshold if the following findings can be made:

A. *Any one of the following:*
   1. *The larger building will result in a superior design for the property in terms of grading, tree removal and use of the property than would be possible without the requested increase.*
   2. *The larger building is appropriate because steep slopes, areas of unstable geology or areas subject to flooding so limit development of the property that in order to develop a reasonable plan for the property it is necessary to concentrate more than eighty-five percent of the floor area in a single building.*
   3. *The larger building is appropriate because the reduction in permitted floor area caused by steep slopes, unstable geology and/or areas subject to flooding so reduces the floor area permitted for any single building that in order to develop a reasonable plan for the property it is necessary to concentrate more than eighty-five percent of the floor area in a single building.*
B. *The building will not impact significant views enjoyed by neighboring properties to any greater extent than would a design for the project without the increased floor area.*
C. *The building will not in any substantial way negatively affect neighboring properties to any greater extent than would a design for the project without the increased floor area.*
D. *The building will be in keeping with the character and quality of the neighborhood.*

Staff believes that the findings can be made due to the steep topography of the site and limited development area resulting from the need to provide an access driveway and fire turnaround. In addition, the concentration of floor area in the one structure will not result in significant impacts to the views from neighboring properties in that the structure will remain single-story and the views from the only dwelling affected, 20 Sioux Way, would essentially be unchanged regardless of whether or not the building occupies 85% of the maximum adjusted floor area or the proposed 89%. Furthermore, the views from the adjacent dwelling are generally above and to the side of the proposed structure, and the scale of the new building would be similar to those on adjacent properties.

Regarding setbacks, the proposal is seeking an exception to the 20 foot side yard setback along the westerly property line as the structure does not maintain a continuous unbroken alignment along that property line. The Zoning Code allows for the average setback of the structure to be 20 feet with no portion of the building encroaching more than 20% into the setback. In this proposal, the closest portion of the building is 16 feet

(20% encroachment) and the average setback is 21.6 feet. Staff is supportive of the reduced setback due to the limited development area on the site and the fact that the structures on the neighboring property most affected by the encroachment include a garage and a portion of the home with no windows.

The guest house as designed qualifies as a second unit and meets the second unit ordinance requirements, including the use of matching exterior materials, structure height, floor area, driveway access, light reflectivity, and parking.

ARCHITECTURAL DESIGN

The building architecture is of a modern contemporary design that incorporates clerestory windows in a central vaulted roof across each structure. This design allows for significant amounts of natural light into the interior of the dwelling and guest house but does result in a building that resembles a two-story structure and presents an elevation with a long continuous roof line. Exterior walls will consist of stucco siding painted in olive tones on the ground level and dark stained cedar siding on the upper clerestory level and on the garage door. The darker olive tone and stained cedar siding meet the Town's Light Reflectivity Guidelines but the lighter wall color exceeds the guidelines by approximately 9 percentage points. The standing seam metal roof will be a dark warm gray and door and window cladding will be chestnut brown which are in the 7 to 11 percent range, well below the maximum 40% reflectivity guidelines. All roof eave edges will incorporate a fascia board painted to match the roof.

Staff's initial concerns were with the massing of the structure at the southwesterly corner of the building (the master bedroom wing) and the long continuous roof line on the upper level of the main dwelling. The architect has since lowered the roof and plate heights in the master bedroom which helps to reduce the visual impacts to the neighboring property and from upper Sioux Way. Also, due to the orientation of the dwelling with respect to the adjacent home, the elevated building pad, and the large cut slope being parallel to the roof form, the long continuous roof line does not appear to present a substantial visual presence to surrounding neighbors or the public street.

Story poles have been installed to depict the envelope of the new structures and these will provide the opportunity for the ASCC and neighbors to consider and react to the proposal. The site meeting will offer the opportunity to view not only site conditions, but views from 20 Sioux Way and from the upper portion of the street that does have views across the site. The project architect has advised that he is considering further adjustments to the height over the master bedroom area at the southwesterly end of the house.

LANDSCAPING

The proposal will result in the removal of four oak trees, two of which are blue oaks that qualify as significant trees due to their circumference. The blue oaks are located near the southerly property line and are being removed to accommodate the new driveway. The Conservation Committee reviewed the plans at their November 27th meeting and

suggested to staff that the owner explore relocating the driveway to avoid the trees. If the driveway is moved, an arborist report will be required to determine if construction of the driveway would significantly impact the trees.

The proposed landscape plan (Sheet L1) retains the remainder of the oaks and madrones on the perimeter of the property and includes the planting of two, 24 inch box blue oaks at the corner of the garage and guest house; three, 15 gallon redbud along the back of the main dwelling; and a 36 inch box marina strawberry tree at the front entry to the house. The remaining landscaping will be primarily drought tolerant landscaping with Toyon and wax myrtle planted along the northwesterly property line to provide softening and screening, manzanita on the slope below the house and grasses and low groundcover planted around the southerly facing portion of the dwelling and around the guest house.

Staff and the applicant have also discussed placing a small berm along the northwesterly property line and planting additional trees and shrubs to increase the screening between the existing home at 20 Sioux Way and the proposed dwelling.

LIGHTING

Proposed exterior lighting is shown on Sheet A-8 with cut sheets for the fixtures included with the colors and materials boards. The proposal includes wall sconces around the perimeters of the two buildings at exit locations with none facing the adjacent property on 20 Sioux Way. There will also be light fixtures under the covered patio. No landscape or walkway lighting is proposed. The sconces incorporate 20 watt bulbs and are dark sky compliant.

SITE DEVELOPMENT COMMITTEE CORRESPONDENCE

The following correspondence was received from the Site Development Committee members:

Public Works Director memo dated November 15, 2012. The memo states that the project shall comply with the most current "Public Works Site Development Standard Guidelines and Checklist" and that all items in the "Public Works Pre-Construction Meeting for Site Development" be reviewed and understood. In addition, the design for storm drainage from the site shall include dissipaters located behind the property line. No direct outflow onto the public right-of-way is allowed.

Fire Marshall Comments dated November 22, 2012. The Fire Marshall finds that the plans as proposed are acceptable and has included several standard conditions related to ignition resistant construction, spark arrestors, sprinklers, alarms and defensible space. The driveway as proposed is compliant and there is a fire hydrant within 500 feet of the structure.

Consulting Engineer report dated November 30, 2012. The Town's consulting engineer peer reviewed the geotechnical report and the Site Development Permit application and

concluded that due to the depth of the fill on the building pad, the pier and grade beam foundation concept is their recommended foundation alternative.

Comments from the Conservation Committee will be provided at the preliminary site review meeting and at the ASCC meeting later that evening. Depending on the outcome of the two blue oaks, the Fire Marshall may be asked to review a redesigned or narrower driveway.

RECOMMENDATION

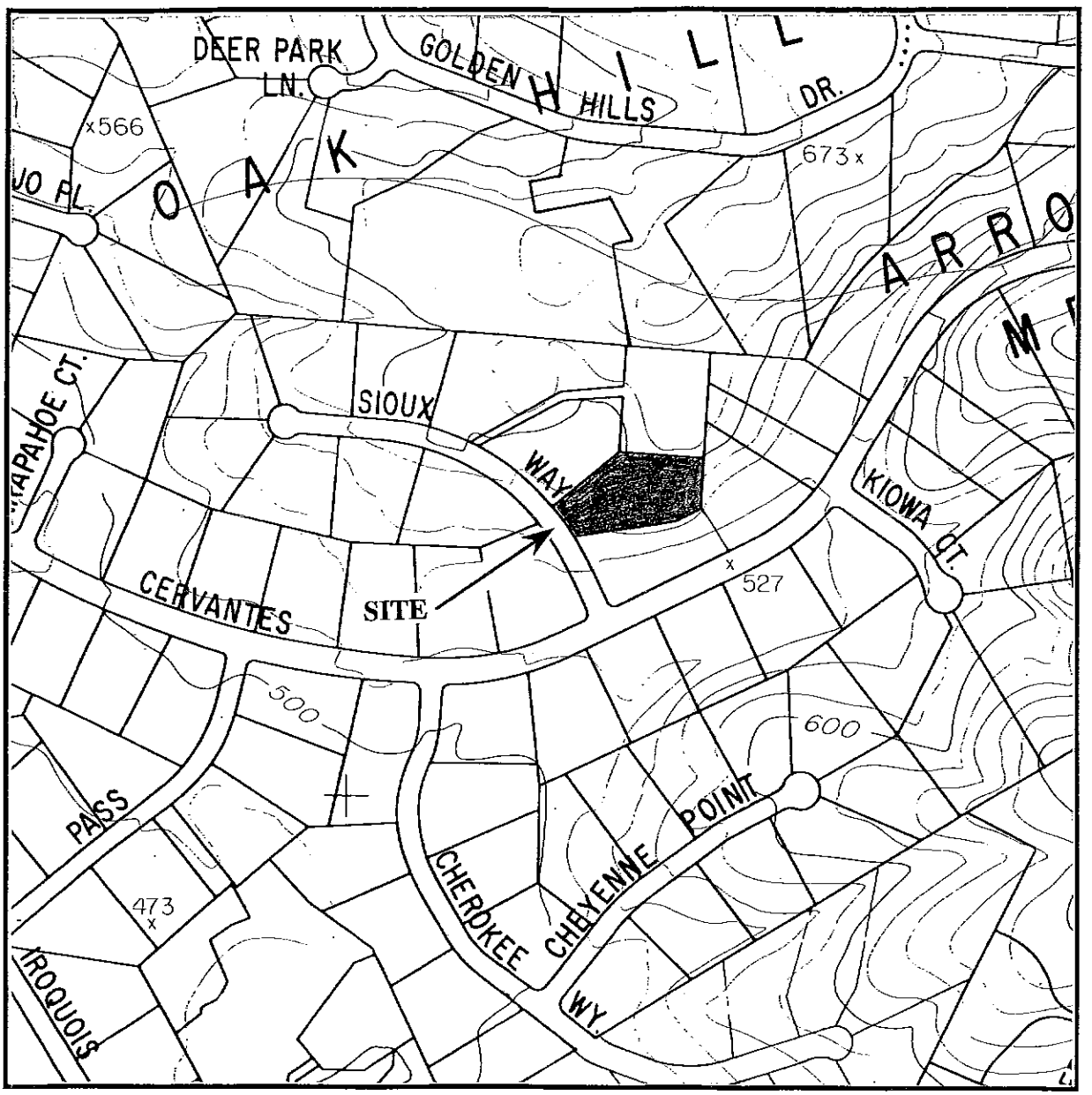
Staff recommends that the ASCC review and provide comments on the project to staff and the project architect and that the project be continued to the January 14, 2013 ASCC meeting for final review and approval.

ATTACHMENTS

1. Vicinity Map
2. Reduced Plan Set
3. Exterior Materials Specifications and colors and materials types
4. Exterior Lighting cut sheets
5. Public Works Director memo dated November 15, 2012
6. Fire Marshall Comments dated November 22, 2012
7. Consulting Engineer, Cotton, Shires & Assoc. memo dated November 30, 2012
8. Outdoor Water Use Efficiency Checklist
9. GreenPoint Rated Checklist for the Main Dwelling and the Guest House

c: Planning Commission Liason
Town Council Liason
Town Manager
Mayor
Town Planner
Applicant/Owner
Planning Technician

SITE VICINITY MAP*
10 Sioux Way
Portola Valley, California



0 400' 800'

Scale

*BASE MAP FROM COUNTY OF SAN MATEO CADASTRAL TOPOGRAPHIC SERIES, SHEET 16H, 1973, (REVISED 1-1-80).

Job No. **12-4193**	Michelucci & Associates, Inc.	Figure 1

CONSULTANT CONTACTS

SURVEYOR & CIVIL ENGINEER:
MacLEOD ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
(650) 593-6580

GEOTECHNICAL ENGINEER:
MICHELUCCI ASSOCIATES
1801 MURCHISON DRIVE SUITE 88
BURLINGAME, CA 94010
(650) 692-0165

LANDSCAPE ARCHITECT:
CLEAVER DESIGN
210 VACATION DRIVE
LAFAYETTE, CA 94549
(925) 954-6044

ARCHITECT:
JEFF CLARK
400 SEAPORT CT. #101
REDWOOD CITY, CA
(650) 555-0128

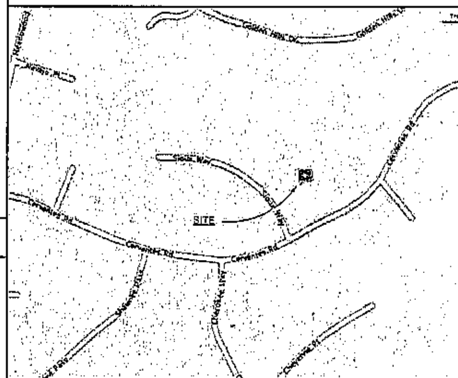
SHEET INDEX

- A 0.- COVER SHEET
- A-1.- AREA CALCS
- A-2.- SITE PLAN
- A-3.- FLOOR PLAN
- A-4.- ROOF PLAN
- A-5.- EXTERIOR ELEVATIONS
- A-6.- EXTERIOR ELEVATIONS
- A-7. STUDIO PLAN & ELEVATIONS
- A-8.- EXTERIOR LIGHTING PLAN
- L-1.- LANDSCAPE PLAN
- C-1.- TOPOGRAPHIC SURVEY
- C-2.- GRADING & DRAINAGE PLAN
- C-3.- EROSION CONTROL PLAN

SCOPE

NEW ONE STORY HOME ON VACANT LOT,
INCLUDING ACCESSORY STUDIO / IN LAW UNIT

VICINITY MAP



PROJECT DATA

A.P.N.# :	077 310-210
ZONING DISTRICT :	PE/ 1a/ SD-1a
GEOLOGIC ZONE :	"Sbr" "Pd"
FLOOD ZONE :	"C"
PARCEL AREA :	1.09 ACRES 47,494 SF
AVERAGE SLOPE :	26.6 %
SET BACKS :	FRONT 50' SIDE 20' REAR 20'
ADJUSTED MAX. FLOOR AREA :	4,946 SF
85% OF AMFA :	4,205 SF
ADJUSTED MAX. IMPERVIOUS AREA:	7,177 S.F.
PARKING: (5) REQUIRED	(2) COVERED (3) UNCOVERED
BUILDING HEIGHT MAIN RESIDENCE:	23'-0" PROPOSED, 28' MAX.
BUILDING HEIGHT STUDIO:	17'-6" PROPOSED, 18' MAX.
FLOOR AREA HOUSE:	3,875 S.F.
FLOOR AREA GARAGE:	550 S.F.
FLOOR AREA STUDIO:	502 S.F.
TOTAL:	4,927 S.F.
MAIN STRUCTURE TOTAL:	4,420 S.F. 89%
IMPERVIOUS SURFACE:	4,162 S.F.
SEE SHEET C-2 FOR GRADING CALCULATION	CUT & FILL 560 C.Y.

NOTE:
SEE SHEET A-1 FOR AREA CALCULATIONS

AERIAL VIEW

CODES

OCCUPANCY GROUP R-3/U
CONSTRUCTION TYPE VB

DESIGN DATA:

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA ELECTRIC CODE
2010 CALIFORNIA ENERGY CODE
2010 CALIFORNIA FIRE CODE
ALONG WITH ALL OTHER LOCAL, STATE & FEDERAL LAWS & REGULATIONS.

FIRE SPRINKLERS YES

BUILD IT GREEN

REQUIRED B.I.G. POINTS:

3,875 SF LIVING AREA
275 SF 50% OF GARAGE (550/2)

75 PTS	FIRST 3,000 SF
PLUS 29 PTS	1/30 ABOVE (875/30)
9 PTS	GARAGE (275/30)
113 PTS	TOTAL REQUIRED
136 PTS	ANTICIPATED FOR PROJECT
25	ACCESSORY STRUCTURE ELEMENTS - NOT RATED

REVISIONS

DESIGN BY:
JEFF CLARK
ARCHITECT
400 SEAPORT CT. #101
REDWOOD CITY, CA
94063
T: (650) 555-0128

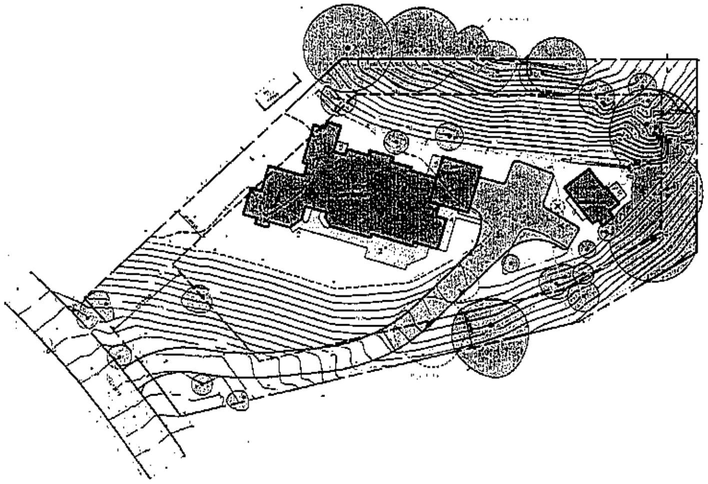
ADDRESS
10 SKYE WAY
A.P.N. 077-310-210
PORTOLA VALLEY
CALIFORNIA 94028

CLIENT
CLARK
RESIDENCE

SHEET NAME
COVER SHEET

SHEET No.
A-0
OF 13

RECEIVED
DEC 04 2012

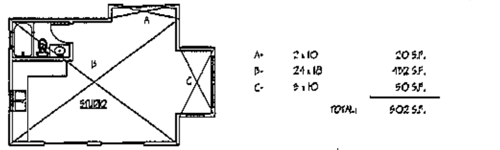


SITE PLAN

IMPERVIOUS SURFACE AREA CALCULATIONS

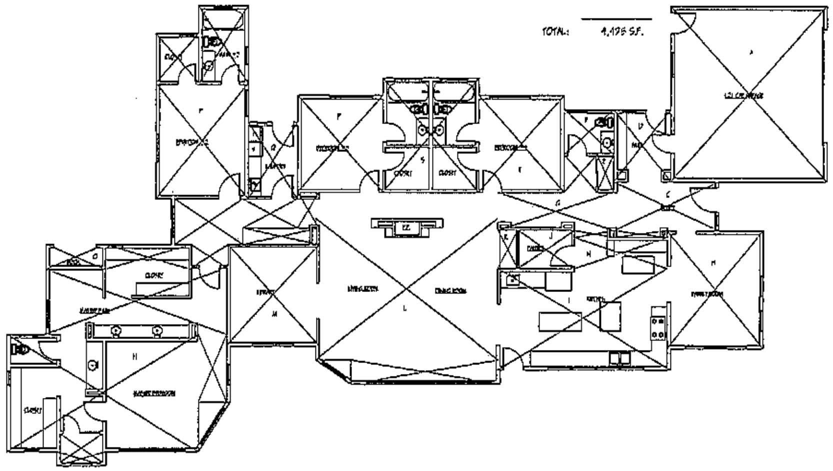
1. DRIVEWAY:	3,022 S.F.
2. SOUTH PATIOS / COVERED PATIO:	702 S.F.
3. NORTH PATIOS	126 S.F.
4. HOUSE PORCH/ ENTRY:	206 S.F.
5. STUDIO PATIOS:	106 S.F.
TOTAL:	4,162 S.F.

STUDIO FLOOR PLAN
SCALE: 1/8" = 1'-0"



A-	2 x 10	20 S.F.
B-	24 x 18	432 S.F.
C-	5 x 10	50 S.F.
TOTAL:		502 S.F.

A- GARAGE	22 x 25	550 S.F.
B- FAMILY ROOM	13 x 17	221 S.F.
C- ENTRY	7 x 14.5, 8 x 1	109.5 S.F.
D- MUDROOM	8 x 10	80 S.F.
E- HALL CLOSET	2.5 x 5.5	13.75 S.F.
F- POWDER	7 x 6	42 S.F.
G- HALL	5.5 x 1.5, 16 x 5, 4.5 x 5.5, 26 x 5.5, 7.5 x 4	355 S.F.
H- NOOK	13.5 x 5	67.5 S.F.
I- KITCHEN	24 x 14	336 S.F.
J- PANTRY	8 x 6	48 S.F.
K- WINE BAR	2.5 x 6	15 S.F.
L- LIVING/ DINING	26 x 20, 21 x 5.5, 1/2 5 x 5.5	602.25 S.F.
M- LIBRARY	12 x 14.5	174 S.F.
N- MASTER SUITE	1/2 4.5 x 7, 4.5 x 9.5, 7 x 2, 27 x 16.5, 26 x 10, 12.5 x 5	815.5 S.F.
O- MECHANICAL ROOM	8 x 3	24 S.F.
P- BED 2, BATH CLOSET	13 x 16.5, 6 x 7, 7 x 8	332.5 S.F.
Q- LAUNDRY	7 x 11	77 S.F.
R- BED 3	12 x 14	168 S.F.
S- BATH 3,4 / CLOSET 3,4	13.5 x 16.5	222.75 S.F.
T- BED 4	12 x 14	168 S.F.
TOTAL:		4,175 S.F.



HOUSE FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS

DRAWN BY:
JEFF CLARK

ADDRESS

CLIENT
CLARK
RESIDENCE

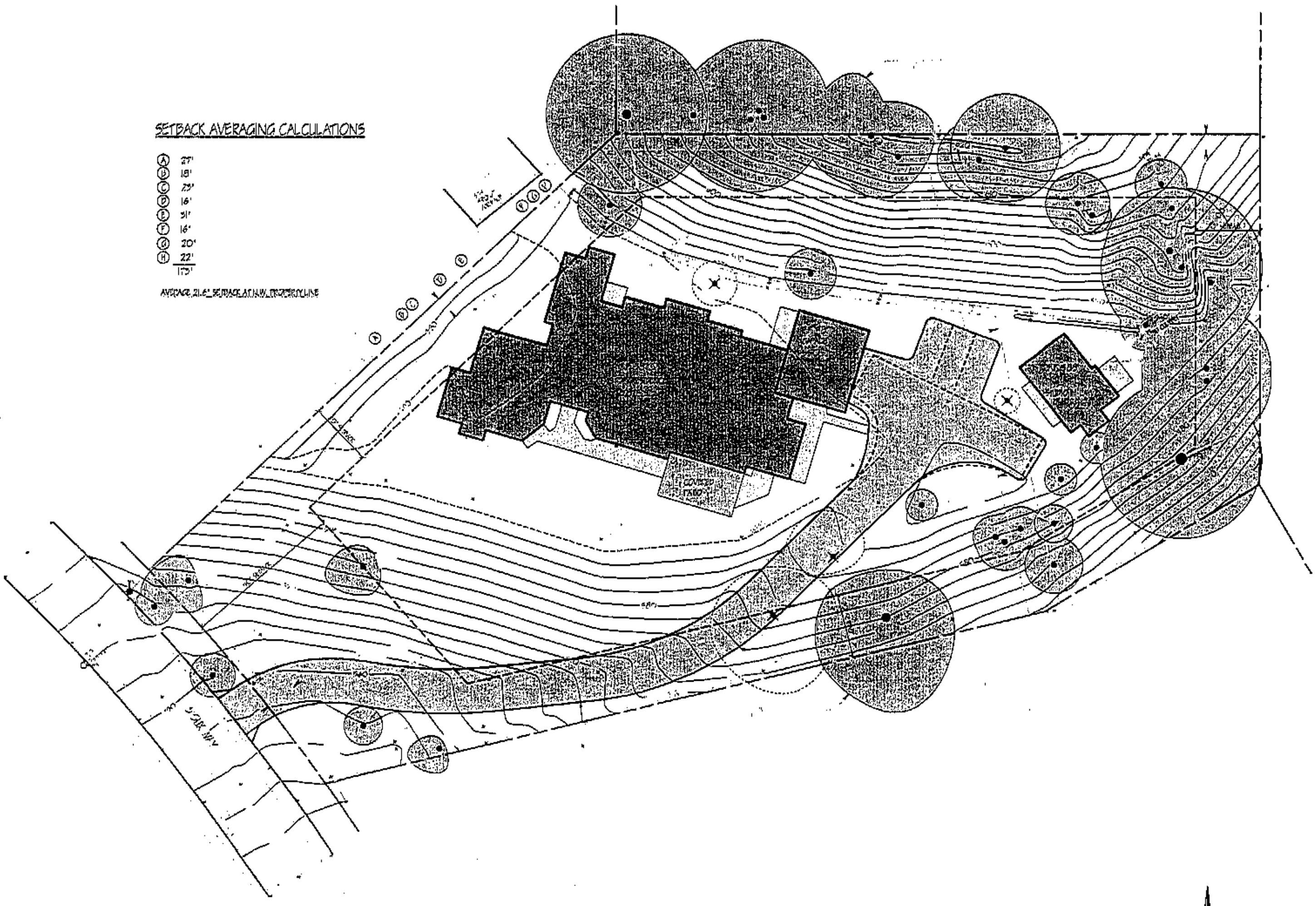
AREA CALCULATIONS

A-1
OF 15

SETBACK AVERAGING CALCULATIONS

(A)	27'
(B)	18'
(C)	23'
(D)	16'
(E)	31'
(F)	16'
(G)	20'
(H)	22'
	173'

AVERAGE 21.6' SETBACK AT N.W. PROPERTY LINE



NOTES:

1.- SETBACK AVERAGING USED AT NORTHWEST PROPERTY LINE. SEE CALCULATION THIS SHEET.

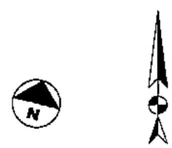
2.- PARKING, (2) COVERED AND (3) UNCOVERED.

3.- HAMMER HEAD FIRE TRUCK TURN AROUND PER WOODSIDE FIRE DISTRICT.

4.- SEE CIVIL SHEET C-2 FOR DRIVEWAY GRADING DESIGN LAYOUT TO BE UNDER 15% DRIVEWAY SURFACE TO BE A.C.

5.- REMOVE (2) BLUE OAKS AT RIGHT SIDE OF DRIVEWAY PERMIT FOR REMOVAL OF SIGNIFICANT TREES REQUIRED. REMOVE (2) LIVE OAKS NO PERMIT REQUIRED

SITE PLAN



PROJECT NORTH

TRUE NORTH

REVISIONS

DESIGN BY

JEFF CLARK
ARCHITECT

ADDRESS

CLIENT

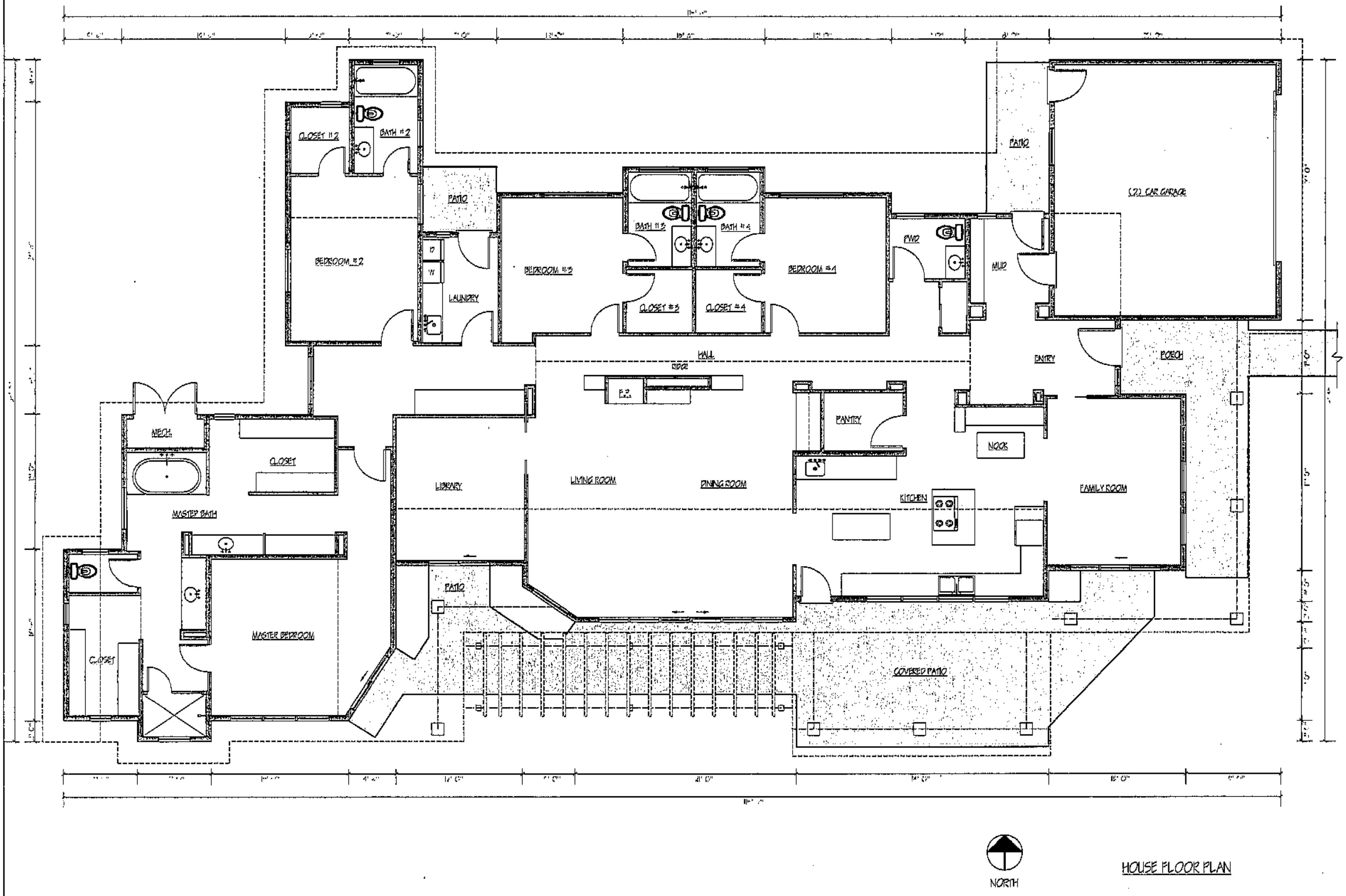
CLARK
RESIDENCE

SHEET NAME

SITE PLAN

A-2

OF 13



HOUSE FLOOR PLAN

REVISIONS

DESIGN BY:
JEFF CLARK
ARCHITECT

ADDRESS

CLIENT
CLARK
RESIDENCE

SHEET NAME
ARCHITECTURAL
FLOOR PLAN

SCALE
1/4" = 1' 0"

A-3
OF 13

REVISIONS

DESIGN BY:

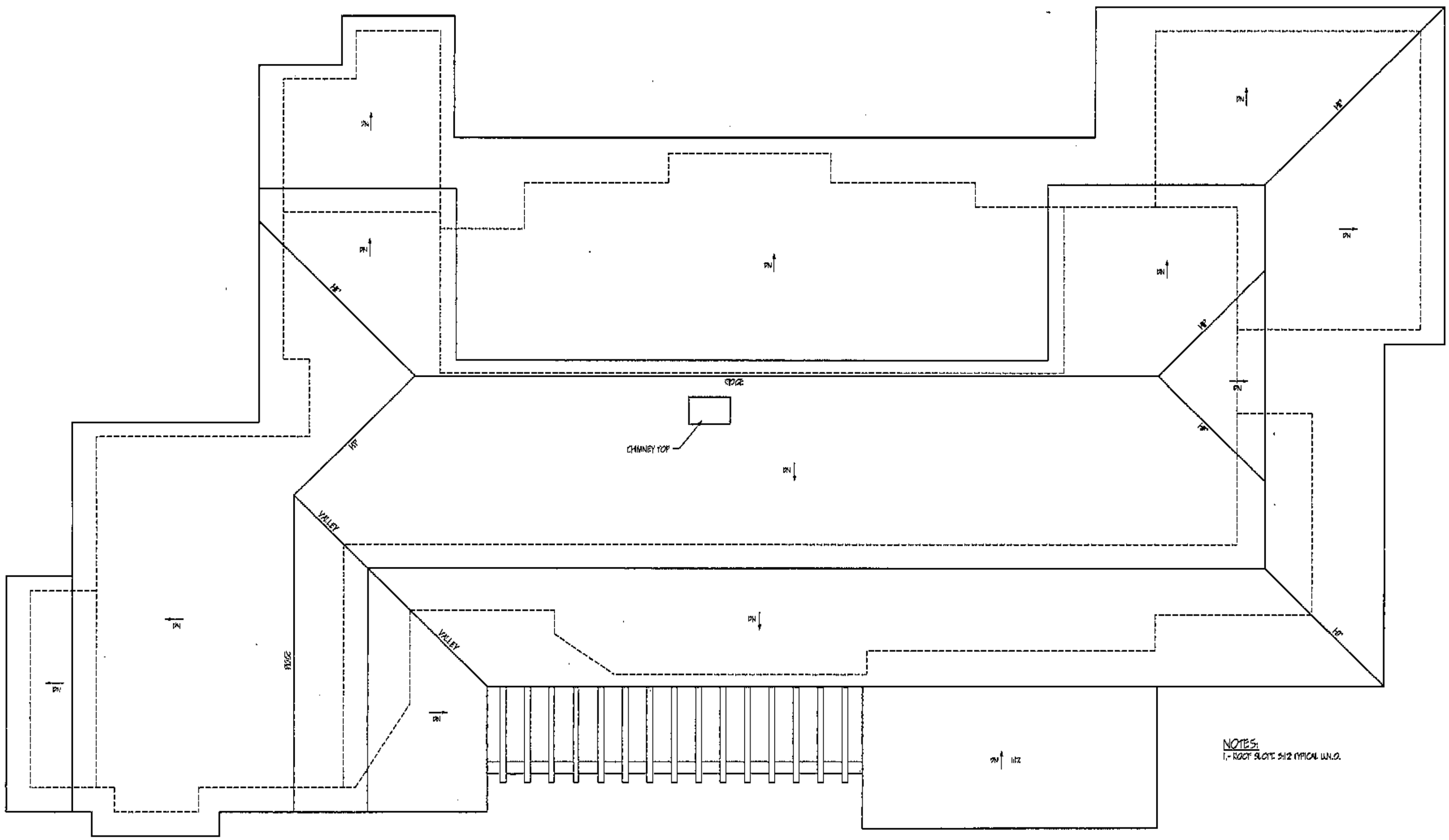
JEFF CLARK
ARCHITECT

ADDRESS

CLIENT

CLARK
RESIDENCE

ARCHITECTURAL
ROOF PLAN



NOTES:
1.- ROOF SLOPE 5:12 TYPICAL U.N.O.

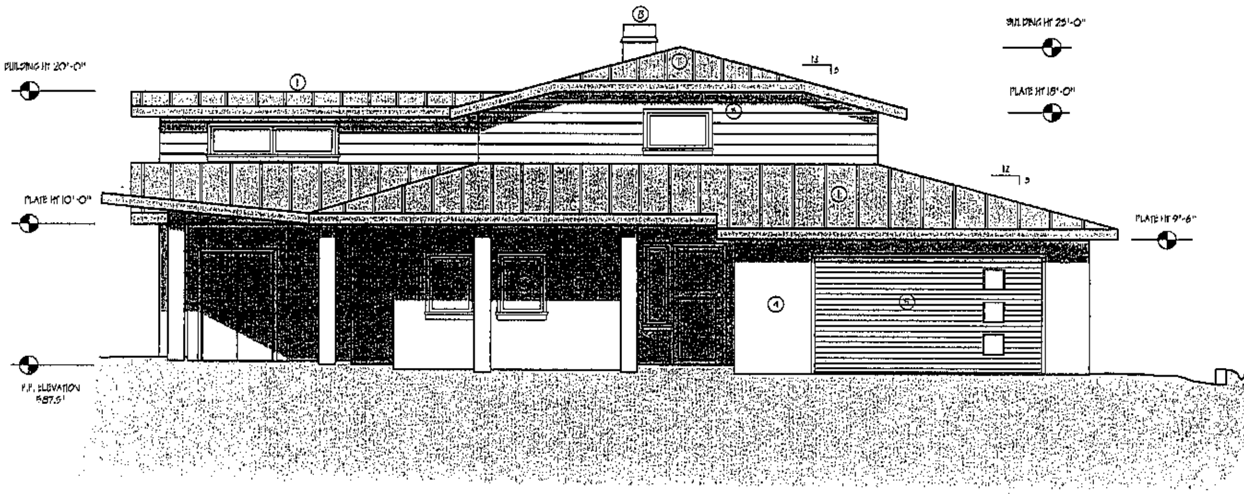
HOUSE ROOF PLAN

A-4

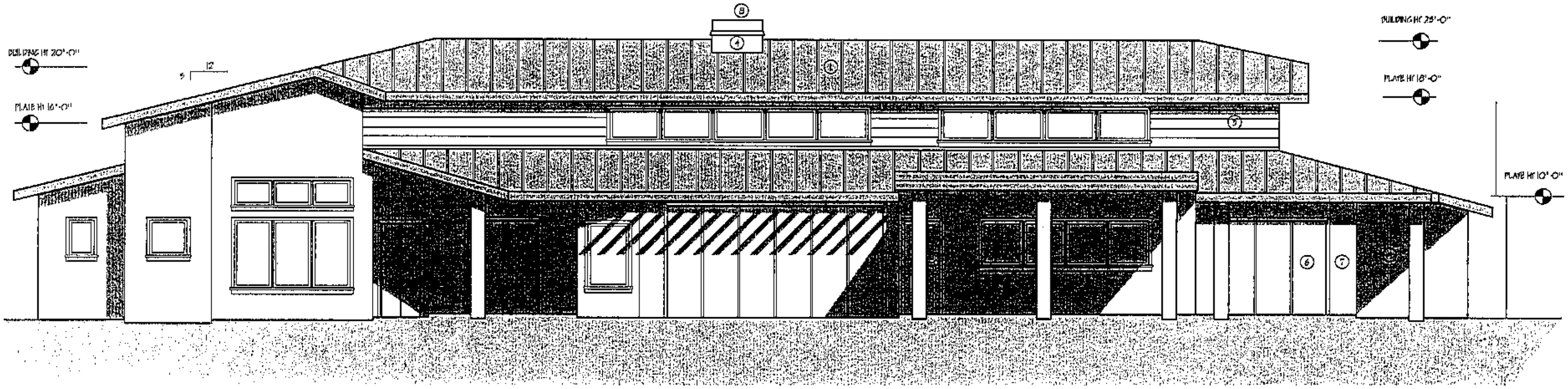
OF 15

EXTERIOR MATERIALS:

1. STANDING SEAM METER ROOF - GALVILUM, COLOR MEDIUM BRONZE, MATTE.
2. FACIA PAINTED TO MATCH ROOF.
3. HORIZONTAL CEDAR SIDING, PENOFIN STAIN, TRANSPARENT BARK.
4. CEMENT PLASTER COLOR - WESTERN BLEDING, BROADCLOTH AND SPANISH OLIVE.
5. GARAGE DOOR CEDAR, MATCH SIDING.
6. WINDOW FRAME-LOEWEN, COLOR CHESNUT BROWN.
7. WINDOW TRIM CEDAR, MATCH SIDING.
8. METAL CHIMNEY TOP, COLOR TO MATCH ROOF.
9. PATIO CONCRETE - COLOR DAVIES, MESA BUFF



EAST ELEVATION



SOUTH ELEVATION

REVISIONS

DESIGN BY
JEFF CLARK
ARCHITECT

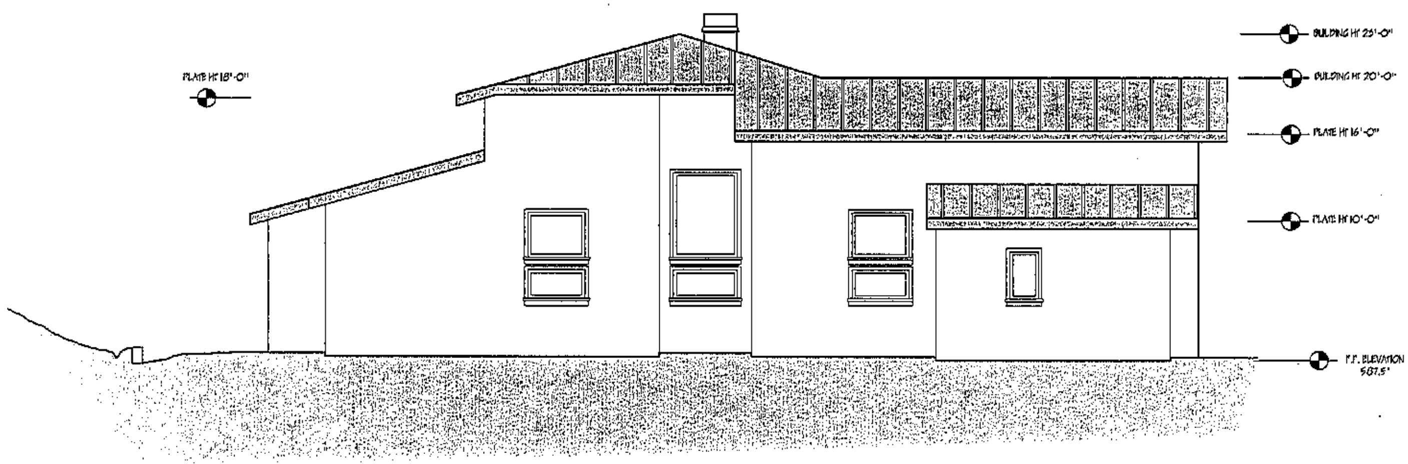
ADDRESS

CLIENT
CLARK RESIDENCE

EXTERIOR ELEVATIONS

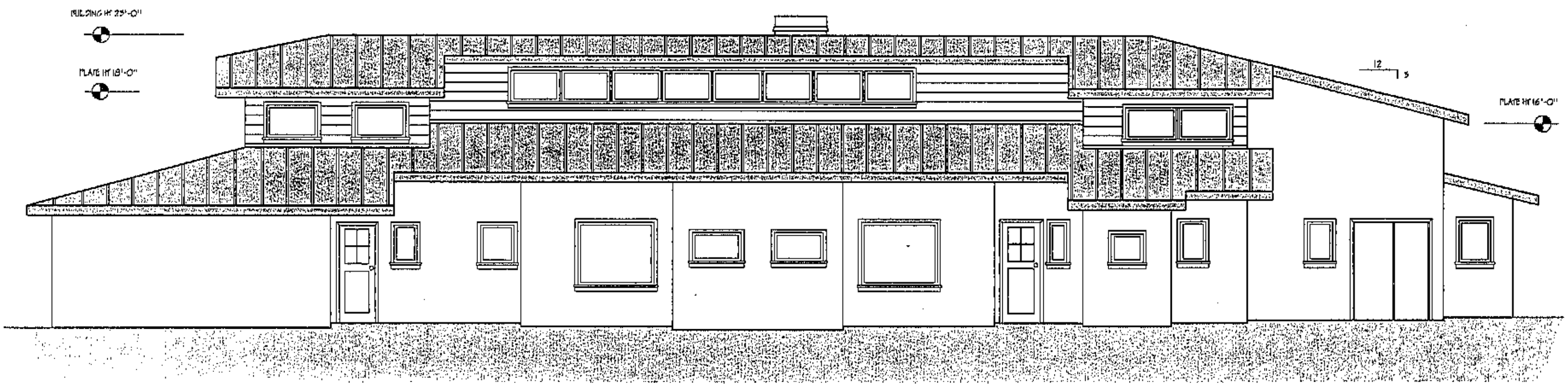
A-5

OF 13



WEST ELEVATION

NOTE:
SEE SHEET A5 FOR
EXTERIOR MATERIALS



NORTH ELEVATION

REVISIONS

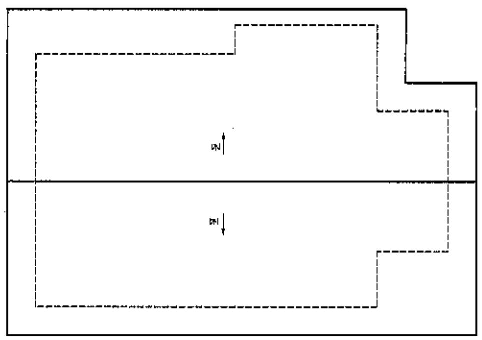
DESIGN BY:
JEFF CLARK
ARCHITECT

ADDRESS

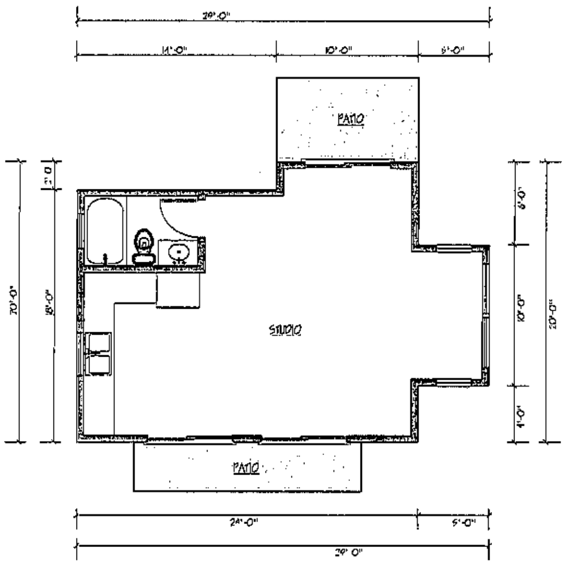
CLIENT
CLARK
RESIDENCE

EXTERIOR ELEVATIONS

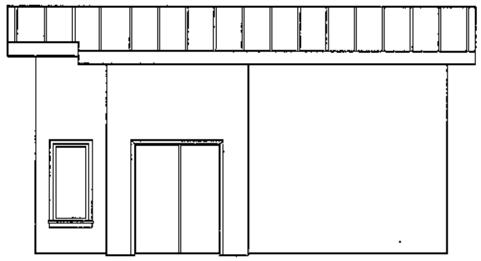
A-6
OF 13



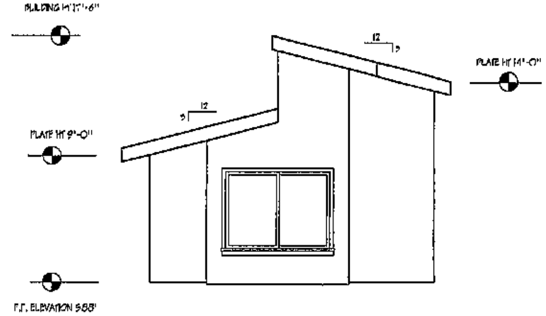
STUDIO ROOF PLAN



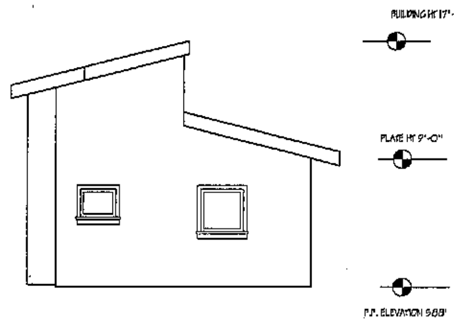
STUDIO FLOOR PLAN



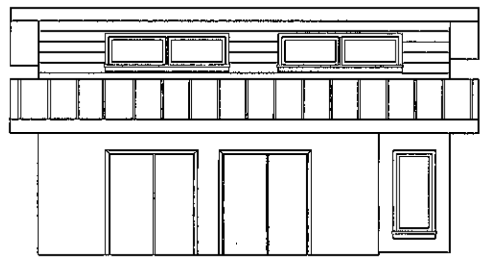
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

REVISIONS

DESIGN BY:

JEFF CLARK
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94063
P: (650) 595-0129
email: [illegible]

ADDRESS

10 FIGUY WAY
APN. 077-310-210
PORTOLA VALLEY
CALIFORNIA 94028

CLIENT

CLARK
RESIDENCE

ARCHITECTURAL STUDIO PLAN
& ELEVATIONS

DATE: 11-27-17

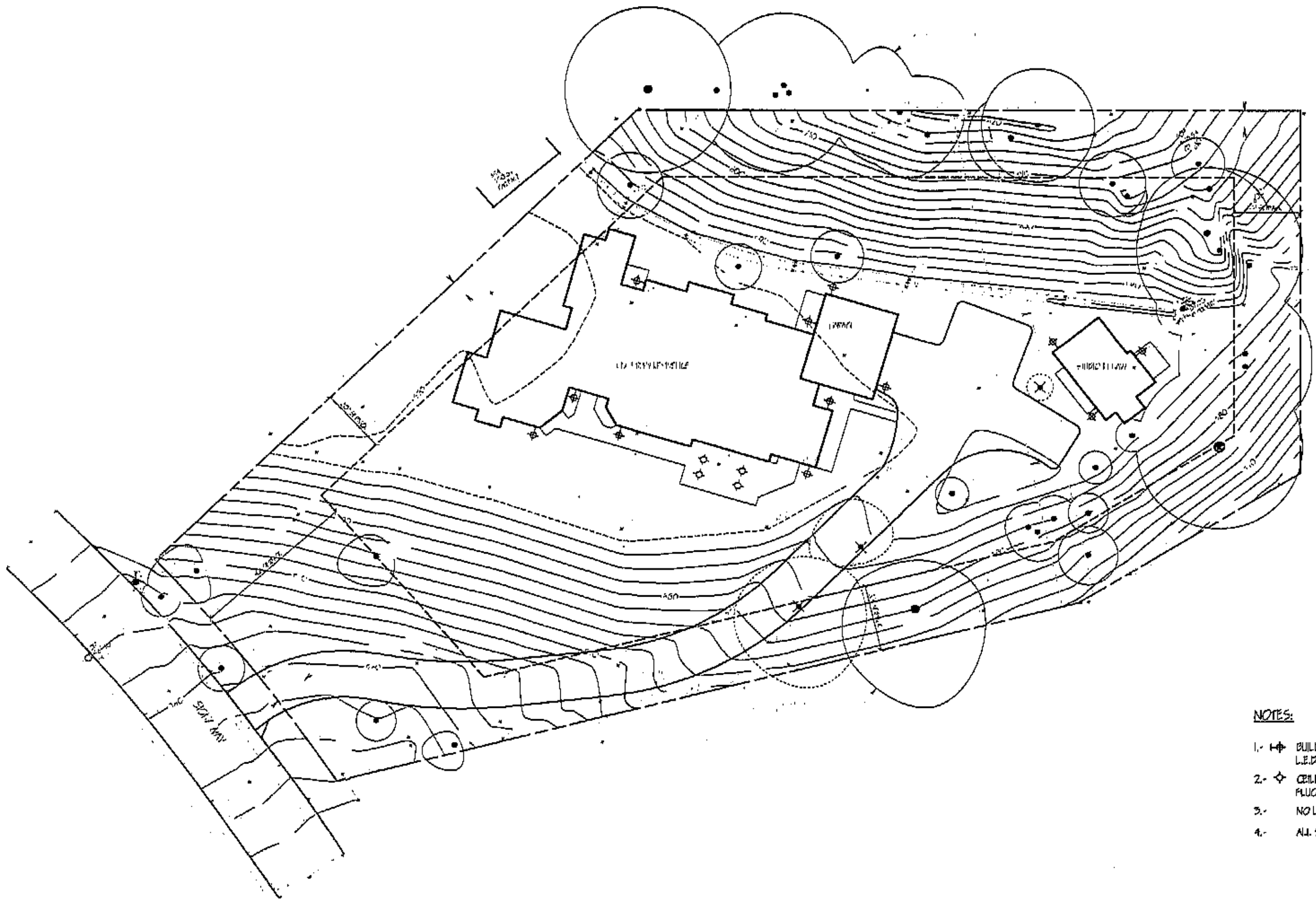
DRAWN BY: JC

SCALE: 1/4" = 1'-0"

SHEET NO.

A-7

OF 15



SITE LIGHTING PLAN

NOTES:

1.- BUILDING SCONCE FIXTURE - HINKLEY LUNA 1660 BZ L.E.D. NIGHT SKY COMPLIANT.
2.- CEILING SURFACE FIXTURE - HINKLEY HARBOR 2573 FLUORESCENT, SHIELDED.
3.- NO LANDSCAPE LIGHTING FIXTURES.
4.- ALL SWITCHING TO BE MANUAL.

REVISIONS

DESIGN BY:
JEFF CLARK
ARCHITECT
400 SEAPORT CT. #101
REDWOOD CITY, CA
94063

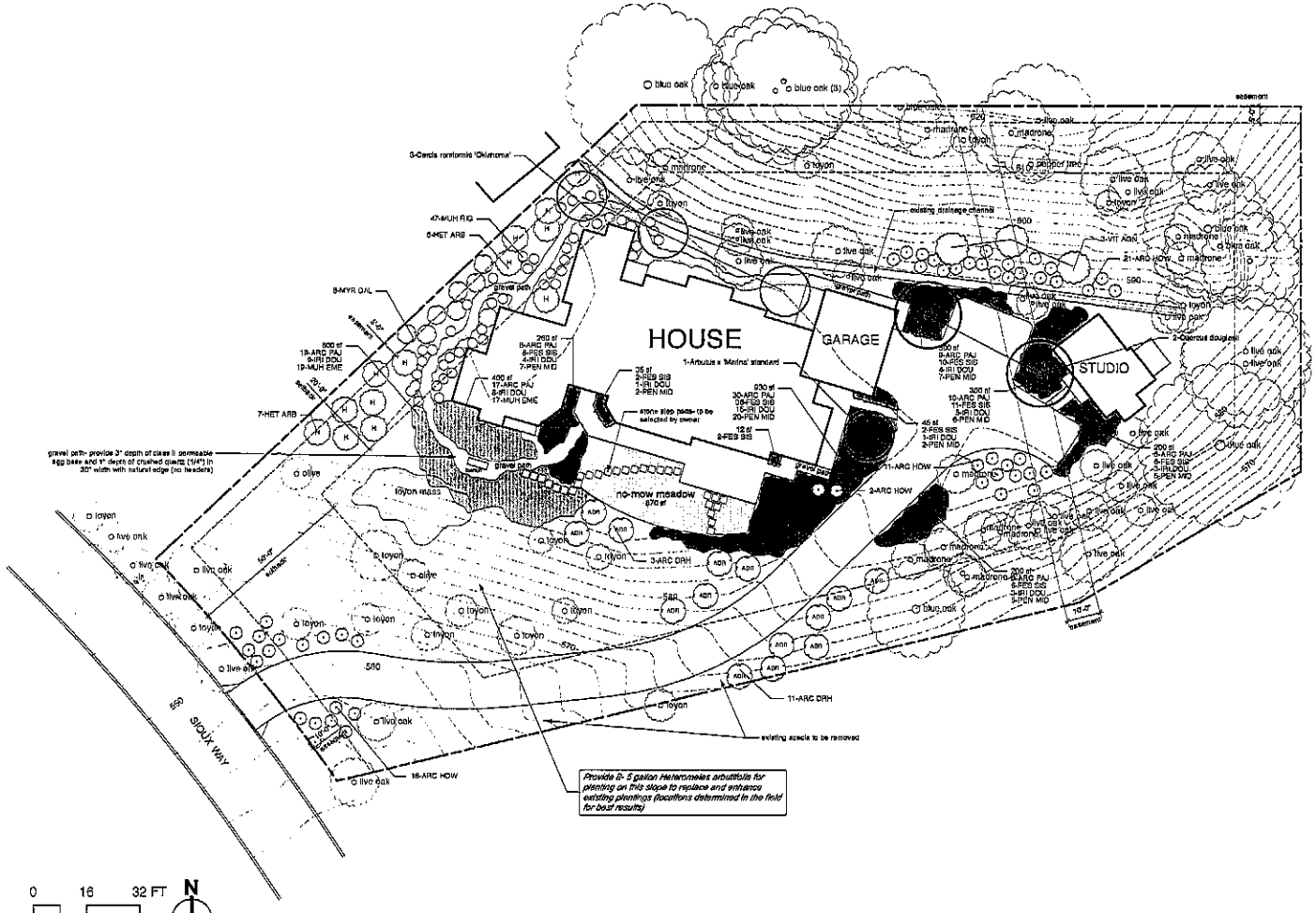
ADDRESS
10 SIOUX WAY
PORTOLA VALLEY
CALIFORNIA 94028

CLIENT
CLARK
RESIDENCE

SHEET NAME
EXTERIOR LIGHTING PLAN

ARCHITECTURAL
DATE 11.7.17
DRAWN BY
SCALE 1/16" = 1'-0"
SHEET NO.

A-8
OF 15



Landscape Plan
Scale: 1/16" = 1'-0"

General Notes

1. All new planting areas shall receive 100% coverage from an automatic, underground irrigation system. The system shall be valved with similar planting and sunshade conditions. All new trees shall be watered with bubblers. A smart controller shall be used for best watering practices.
2. All planting area finished grades with a slope of 3:1 or greater shall receive a layer of jute mesh placed under the mulch, secured with metal staples.
3. All work shall be performed by personnel familiar with this type of work and under the supervison of a qualified planting foreman.
4. Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the landscape architect and do not proceed until the contaminated soil is removed and replaced.
5. Immediately replace any plant materials that die or are damaged.
6. Planting areas shall receive a 2" layer of 50% soil amendment 50% mini mulch. This should be spread after container planting. The contractor shall provide a sample to the landscape architect prior to shipping to site.
7. The plant count is for the convenience of the landscape contractor. In case of a discrepancy with the plan, the plant count shall govern.
8. These drawings are based on information supplied by Jeff Clark Architect. Existing plant info was determined in the field by Cleaver Design Associates.

Plant List

Category	ID	Latin Name	Common Name	Size	Quantity	Native	Evergreen	Waterwise
tree	ARB MAR	Arbutus x 'Marina' standard	Marina Strawberry Tree	36" box	1	Y	Y	L
	QUE DOU	Quercus douglasii	Blue Oak	24" box	2	Y		VL
shrubs	ARC DRH	Arctostaphylos 'Dr. Hurd'	Dr. Hurd Manzanita	5 gallon	14	Y	Y	L
	ARC HOW	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	1 gallon	60	Y	Y	L
	HET ARB	Heteromeles arbutifolia	Toyon	5 gallon	13	Y	Y	VL
	MUH RIG	Muhlenbergia rigens	Deer Grass	1 gallon	47	Y	Y	L
	MYR CAL	Myrica californica	Pacific Wax Myrtle	5 gallon	8	Y	Y	L
	VIT AGN	Vitex agnus-castus	Chaste Tree	5 gallon	3			L
shrub areas	ARC PAJ	Arctostaphylos pajaroensis 'Paradise'	Paradise Manzanita	1 gallon	105	Y	Y	L
	FES SIS	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gallon	66	Y	Y	L
	IRI DOU	iris douglasiana	Pacific Coast Hybrid Iris	1 gallon	53	Y	Y	L
	MUH EME	Muhlenbergia emersleyi	Bull Grass	1 gallon	36	Y	Y	M
	PEN MID	Penstemon x 'Midnight'	Midnight Penstemon	1 gallon	64	Y	Y	M

CLEAVER DESIGN
landscape architects
1910 Vicenzo Drive
Lafayette, CA 94549
P 925.934.6044
www.cleaverdesign.com
CA reg # 4146

Clark Residence

10 Sioux Way, Portola Valley, CA

Landscape Plan L-1

No.	Date	Issue Notes
1	6NOV2012	Issued for ASCC Review

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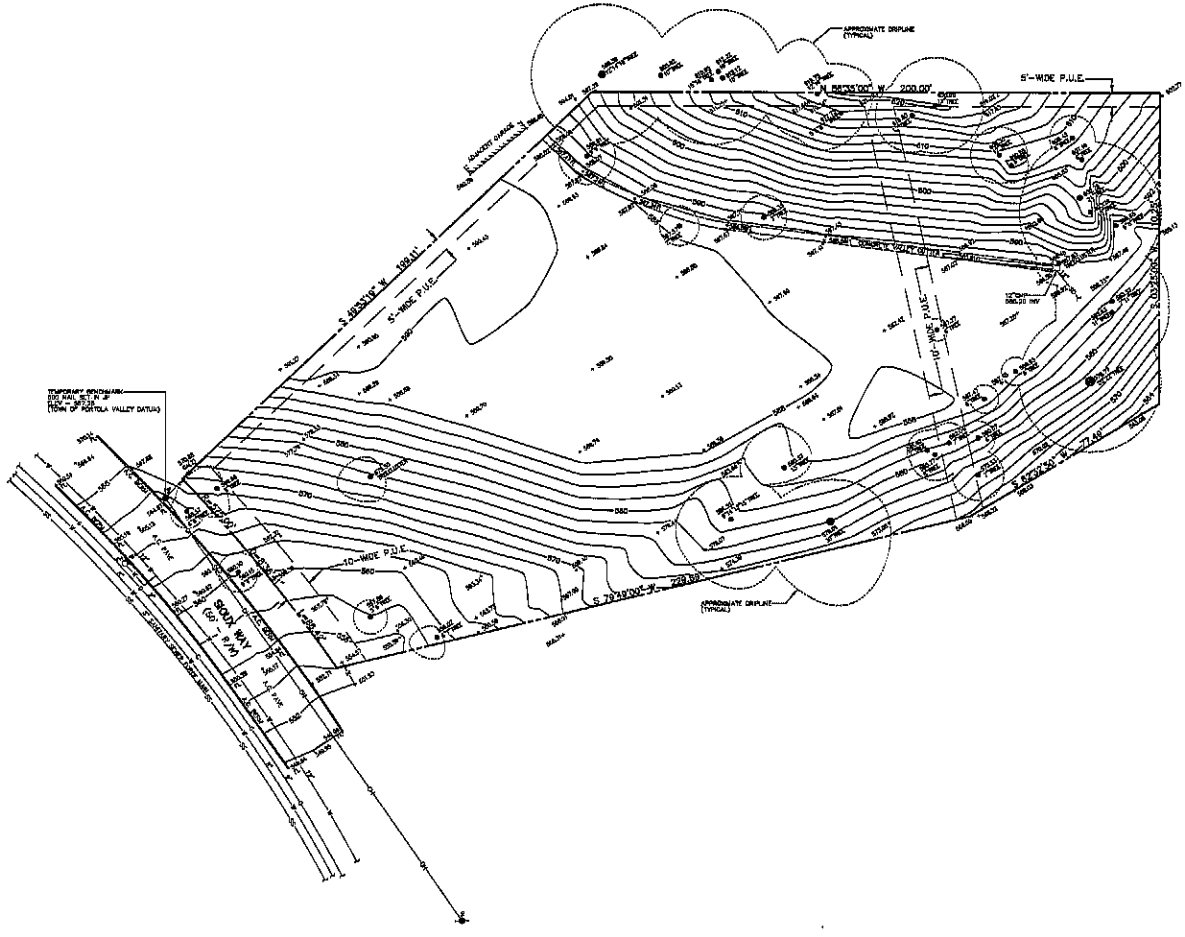


LEGEND

———	PROPERTY LINE
A.C. PAVE	ASPHALT CONCRETE PAVEMENT
CMP	CORRUGATED METAL PIPE
FH	FIRE HYDRANT
FL	FLOWLINE
GA	GUY ANCHOR
INV	INVERT
JP	JOINT UTILITY POLE
P.U.E.	PUBLIC UTILITY EASEMENT
50.4 6"TREE	TREE W/ SIZE & ELEVATION
—X—X—	FENCE
——G——	GAS LINE
——OH——	OVERHEAD LINE
——SD——	STORM DRAIN LINE
——SS——	SANITARY SEWER FORCE MAIN
——W——	WATER LINE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

PARCEL AREA = 47,494 SQ. FT. ±
= 1.090 ACRES ±

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

C-1

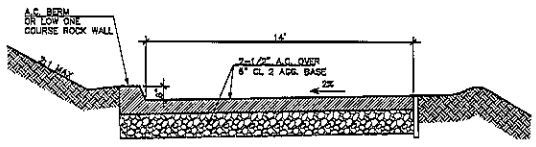
REV.	DESCRIPTION	BY:	DATE:

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING · LAND SURVEYING
865 CENTER STREET · SAN CARLOS · CA 94070 · (650) 593-8560

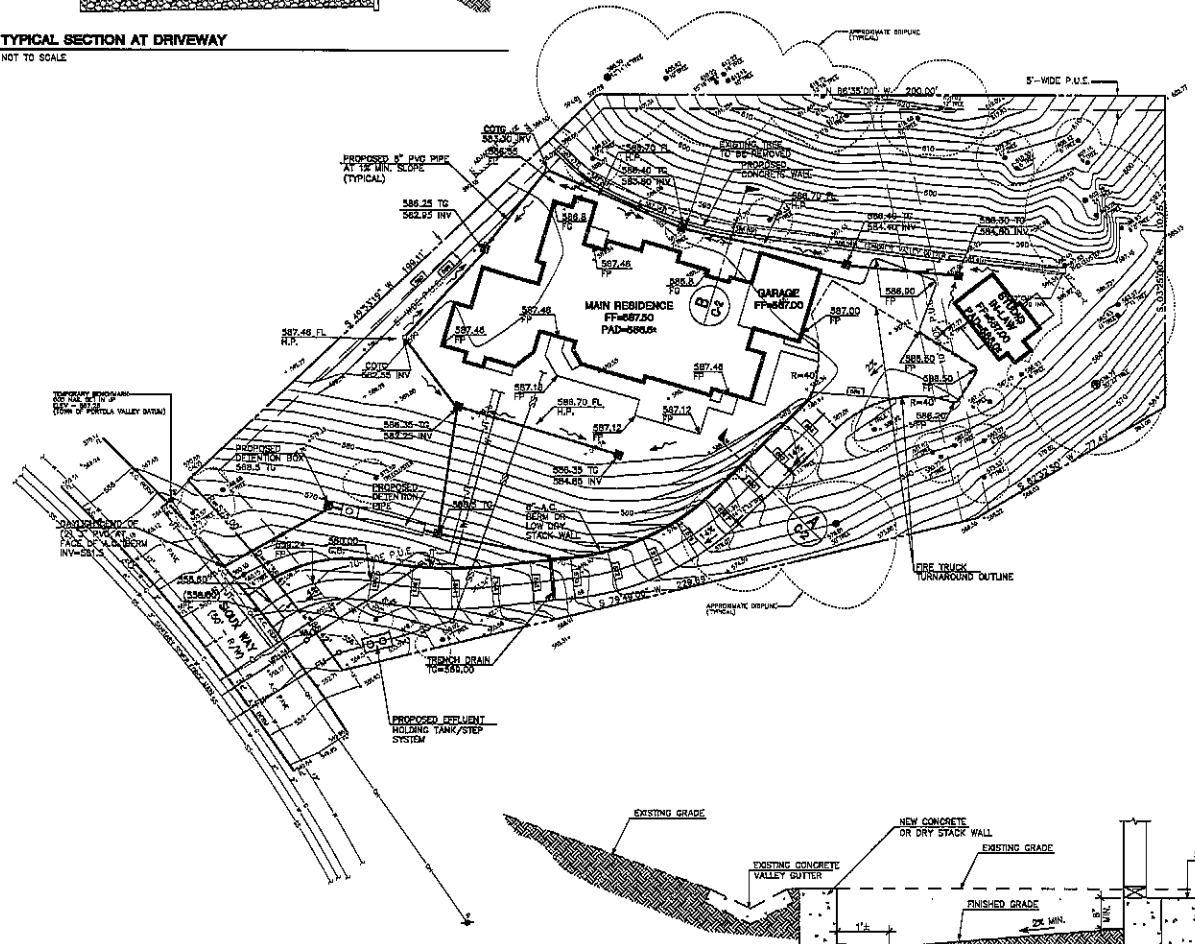
PREPARED FOR:
JEFF CLARK

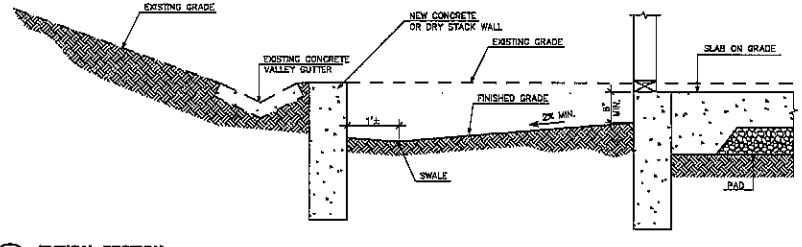
TOPOGRAPHIC SURVEY PLAN
10 SIOUX WAY
A.P.N. 077-310-210
PORTOLA VALLEY SAN MATEO CALIFORNIA

DRAWN BY:	DPM
DESIGNED BY:	—
CHECKED BY:	DGM
SCALE:	1"=20'
DATE:	08/24/12
DRAWING NO.	3572-TOPO
SHEET	1 OF 3



A TYPICAL SECTION AT DRIVEWAY
NOT TO SCALE





B TYPICAL SECTION
NOT TO SCALE

LEGEND

	PROPERTY LINE
A.C. PAVE	ASPHALT CONCRETE PAVEMENT
CMP	CORRUGATED METAL PIPE
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FP	FINISH PAVEMENT
GA	GUY ANCHOR
G.B.	GRADE BREAK
H.P.	HIGH POINT
INV	INVERT
JP	JOINT UTILITY POLE
P.U.E.	PUBLIC UTILITY EASEMENT
TC	TOP OF GRATE
	TREE W/ SIZE & ELEVATION
	EXISTING TREE TO BE REMOVED
-X-X-	FENCE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER FORCE MAIN
-W-	WATER LINE
	PROPOSED CONTOUR
-JT-	JOINT TRENCH

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

PARCEL AREA = 47,494 SQ. FT. ±
= 1.090 ACRES ±

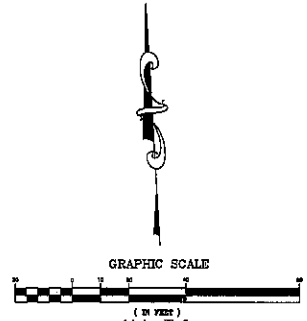
GRADING QUANTITIES CALCULATIONS:

CUT INVENTORY (C.Y.)	ACTUAL CALCULATION	INCLUDED IN CALCULATION
HOUSE PAD	400	0
STUDIO IN-LAW PAD	20	0
DRIVEWAY AND PARKING	200	200
YARD GRADING	300	300
TOTAL CUT	920	500

FILL INVENTORY (C.Y.)	ACTUAL CALCULATION	INCLUDED IN CALCULATION
HOUSE PAD	0	0
DRIVEWAY	60	60
TOTAL FILL	60	60

TOTAL EXPORT= 920 - 60 = 860 C.Y.

TOTAL CALCULATIONS FOR CUT AND FILL PER TOWN GUIDELINES
= 500 + 60
= 560 C.Y. < 999 C.Y. (TO BE REVIEWED BY ASCC)



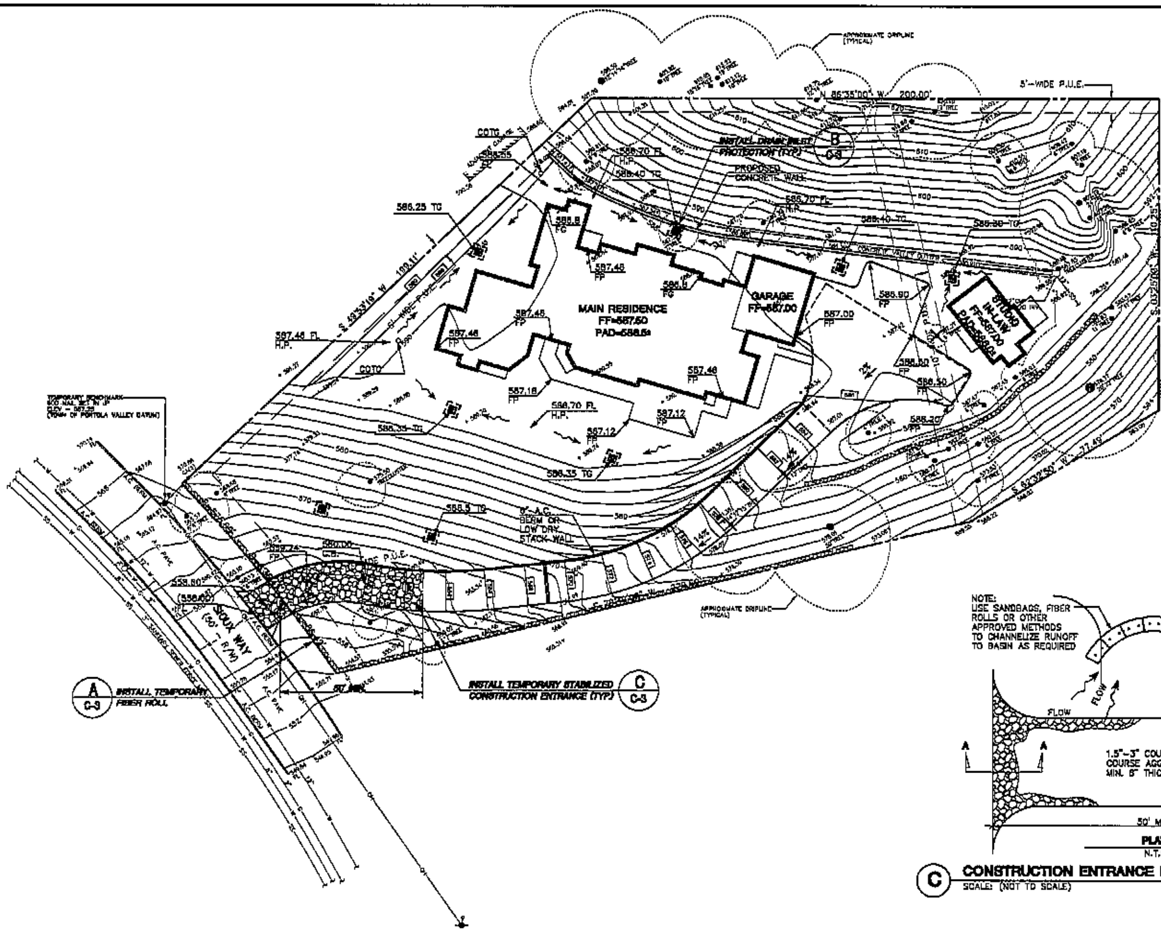
C-2

DRAWN BY:	AAP/DPM
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	1"=20'
DATE:	11/02/12
DRAWING NO.	3672-GRAD
SHEET	2 OF 3

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
355 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560

PREPARED FOR: JEFF CLARK

PRELIMINARY GRADING AND DRAINAGE PLAN
10 SIOUX WAY
A.P.N. 077-310-210
PORTOLA VALLEY SAN MATEO CALIFORNIA

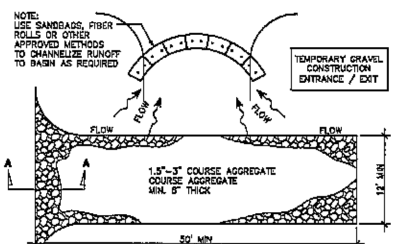


LEGEND

	PROPERTY LINE
A.C. PAVE	ASPHALT CONCRETE PAVEMENT
CMP	CORRUGATED METAL PIPE
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FP	FINISH PAVEMENT
GA	GUY ANCHOR
G.B.	GRADE BREAK
H.P.	HIGH POINT
INV	INVERT
JP	JOINT UTILITY POLE
P.U.E.	PUBLIC UTILITY EASEMENT
TG	TOP OF GRATE
	TREE W/ SIZE & ELEVATION
	TREE TO BE REMOVED
—X—	FENCE
—G—	GAS LINE
—OH—	OVERHEAD LINE
—SD—	STORM DRAIN LINE
—SS—	SANITARY SEWER FORCE MAIN
—W—	WATER LINE
	PROPOSED CONTOUR

DIVERSION RIDGE REQUIRED WHERE GRADE EXCEEDS 2%

SECTION A-A
N.T.S.



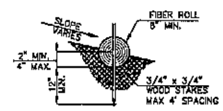
PLAN
N.T.S.

THE ENTRANCE SHALL BE MAINTAINED IN CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC-RIGHT OF WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND /OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT.

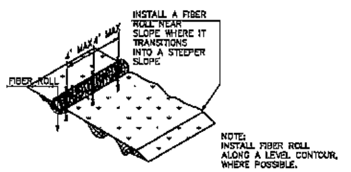
WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.

WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

(C) CONSTRUCTION ENTRANCE DETAIL
SCALE: (NOT TO SCALE)

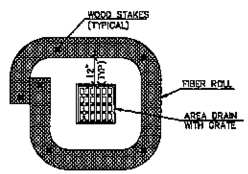


ENTRENCHMENT DETAIL
N.T.S.

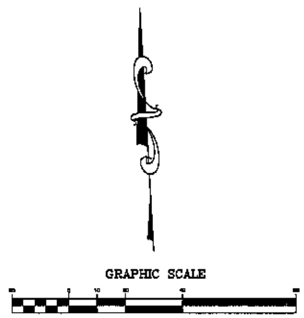


TYPICAL FIBER ROLL INSTALLATION
N.T.S.

(A) FIBER ROLL DETAIL



(B) DRAIN INLET PROTECTION DETAIL
SCALE: (NOT TO SCALE)



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

C-3

REV.	DESCRIPTION	BY	DATE

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET•SAN CARLOS•CA 94070•(650) 593-8580

PREPARED FOR:
JEFF CLARK

EROSION AND SEDIMENTATION CONTROL PLAN
10 SIOUX WAY
A.P.N. 077-310-210
PORTOLA VALLEY SAN MATEO COUNTY CALIFORNIA

DRAWN BY: AAP/BPM
DESIGNED BY: WPG
CHECKED BY: DCM
SCALE: 1"=20'
DATE: 11/02/12
DRAWING NO. 3872-GRAD
SHEET 3 OF 3

10 Sioux Way Exterior Material Specifications

Contacts: Deirdre Clark 650-218-8563, dcdesignz@sbcglobal.net
Jeff Clark 650-533-0128, jmcarch@sbcglobal.net

Windows & Doors: Loewen metal exterior cladding, color chestnut brown, see color sheet & photo

Garage Door: Cedar Species, Penofin Exterior, Ultra Premium Stain, Color Transparent Bark, see sample & photo

Roof: Metal, color medium bronze, see sample

Wood Siding: Cedar Species, Penofin Exterior Ultra Premium Stain, Color Transparent Bark, see sample

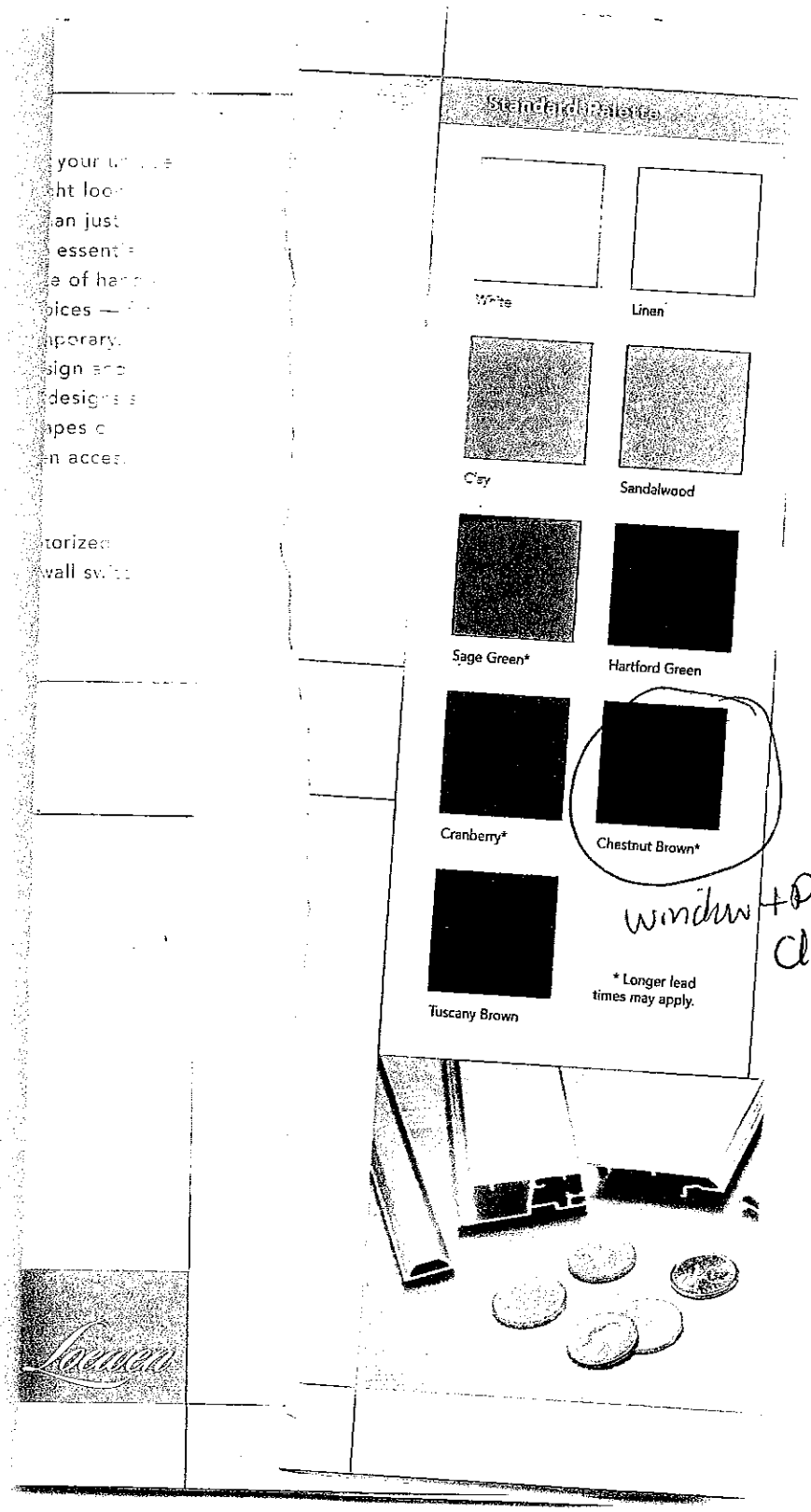
Plaster/Hardscape: Davies Colors, Mesa Buff, 5447, see sample

Stucco Siding: Western blending One-kote, 2 colors Broadcloth & Spanish Olive, see sample & specification sheet

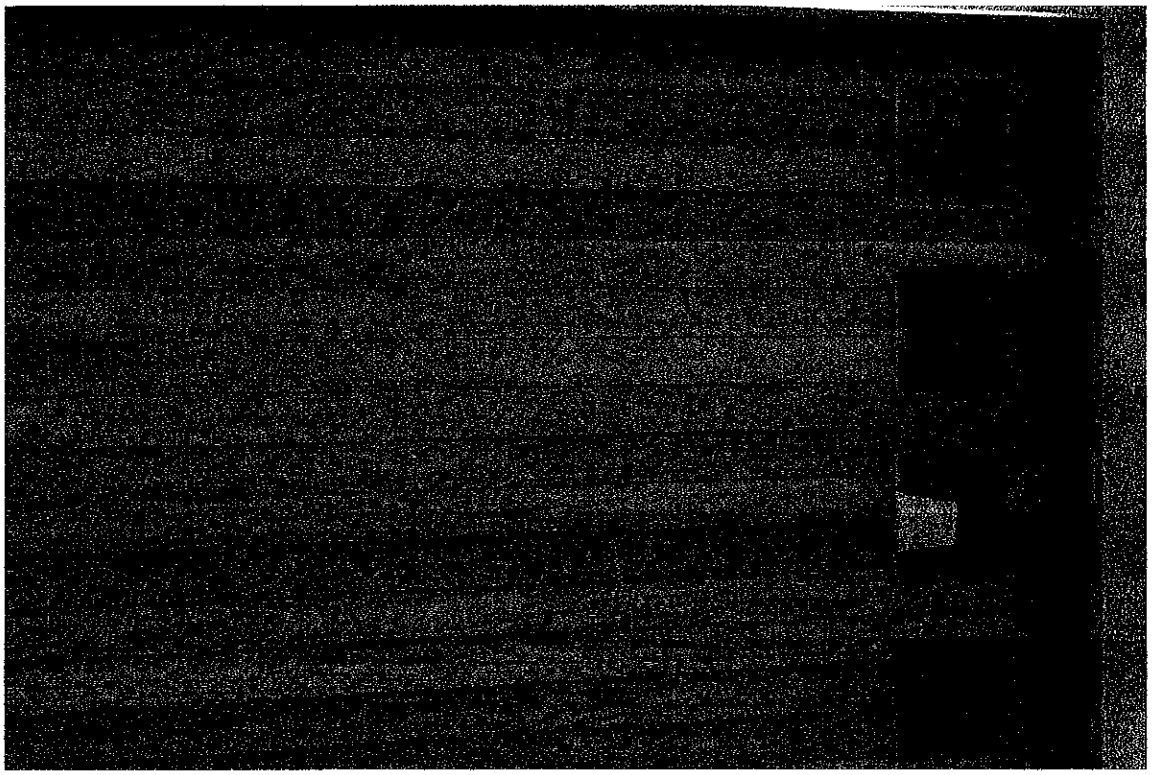
Lighting Sconces: Hinkley Lighting, Dark Sky compliant, LED bulb, Bronze finish, see specification sheet

Lighting Ceiling: Hinkley Lighting, Compact Fluorescent, Anchor Bronze finish, etched amber seedy glass, see specification sheet

Driveway: all asphalt



window + door cladding



garage Door Design

Sustainable Stucco Systems

Western Blended Products will be releasing "Catalyst" by the summer of 2012 for preliminary field applications. This is a versatile exterior coating that uses the process of photo-catalysis to consume and eliminate pollution in a chemical process very similar to photo-synthesis. Initial test show that NOx and VOC reduction caused by the Catalyst coating being applied over a 2000 square foot surface can at minimum, eliminate the pollutant effects equal to that of the average passenger vehicle while providing a surface that will minimize the buildup of airborne pollutants that cover a building over time.

For any questions in regards to sustainable systems and products for exterior stucco systems, please contact:

Shaun Klein
Architectural/Technical Sales Representative, LEED AP
Sacramento Stucco & Western Blended Products
sklein@westernblended.com
(916) 203-4823

Product Sustainability Statement

California

Western Blended Products are packaged in many locations across the US. There are currently no recycled materials in our cementious products, and the volumes of volatile organic compounds are below all of the acceptable levels we have identified in both independent and municipal green building policies.

The following addresses include the locations where the bulk components used to manufacture Western Blended Products are sourced from and the location where our products are blended and packaged for distribution are in your region. Please note that by weight, Cement, Lime and Sand comprise 99% of Western 1 Kote (80 lb sack)*, Top Gun (94 lb sack), Plastic/Common Cement (94 lb sack), Paint Base, Base A and Base B stuccos (90 lb sack).

Blending Location:
Sacramento Stucco Co.
860 Riske Lane, West Sacramento, Ca

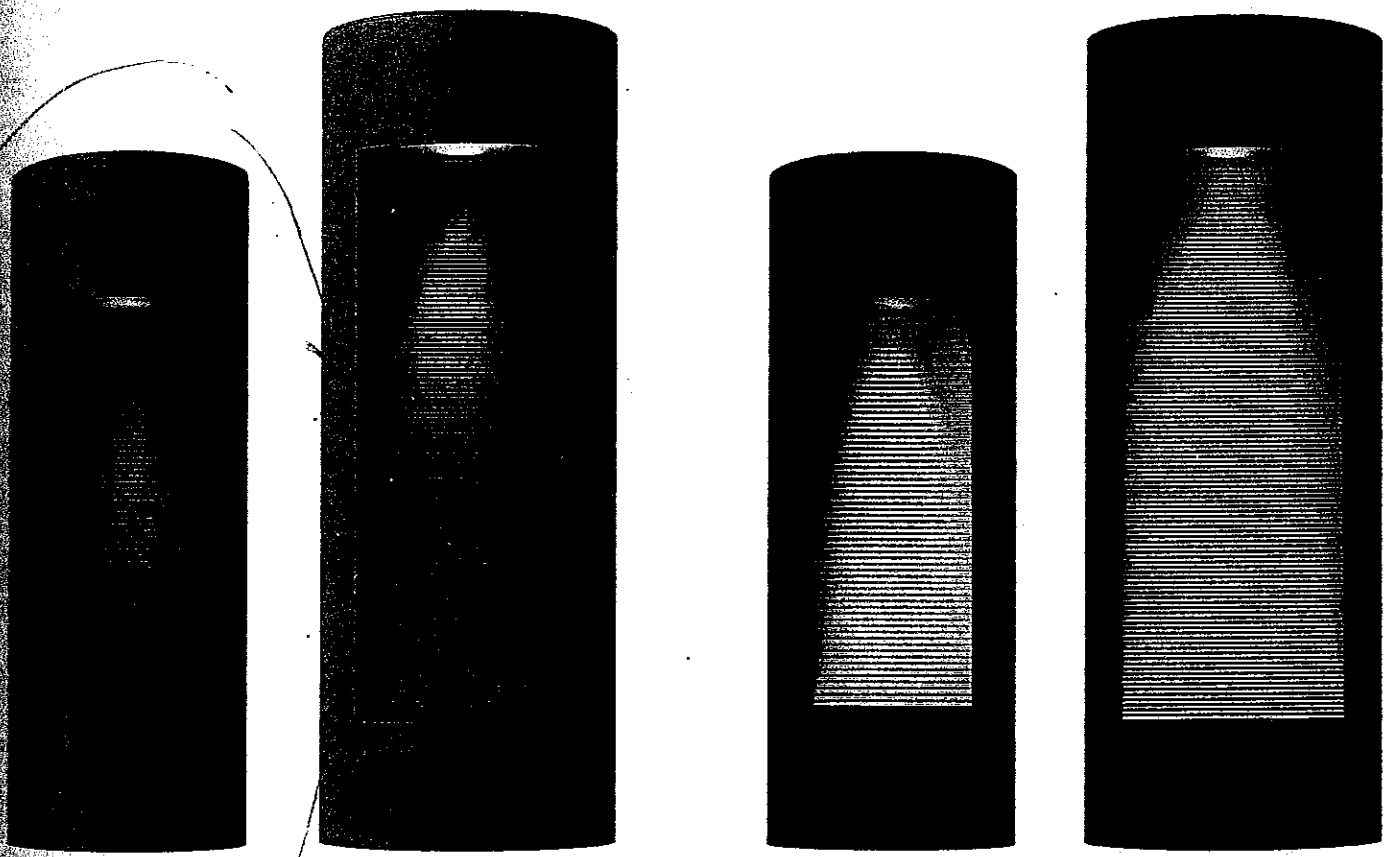
Cement:
TXI Riverside Cement
19409 National Trails Highway
Oro Grande, CA 92368

Lime:
Chemical Lime Co.
1295 Cerro Vista Drive, Applegate, CA

Sand:
Chemical Lime Co.
1295 Cerro Vista Drive, Applegate, CA

If there are any questions in regards to sustainable stucco systems please contact:

Shaun Klein
Architectural/Technical Sales Representative, LEED AP
Sacramento Stucco & Western Blended Products
sklein@westernblended.com
(916) 203-4823



1660 BZ 1664 BZ 1660 SK 1664 SK

Bronze

LUNA

ITEM	WIDTH/DIA.	HEIGHT	EXT.	TOP TO OUTLET	BACK PLATE/CANOPY	BULBS	AVAILABLE FINISHES		
1660 BZ	6" W	16"	3½"	10" to 13½"**	6" W, 16" H Back Plate	~~2-12 volt, 20w MR-16***~~	BZ, SK, TT	*	•
1660 SK	6" W	16"	3½"	10" to 13½"**	6" W, 16" H Back Plate	2-12 volt, 20w MR-16***	BZ, SK, TT	*	•
1660 TT	6" W	16"	3½"	10" to 13½"**	6" W, 16" H Back Plate	2-12 volt, 20w MR-16***	BZ, SK, TT	*	•
1664 BZ	9" W	24"	4"	11½" to 20½"**	9" W, 24" H Back Plate	2-12 volt, 20w MR-16***	BZ, SK, TT	*	•
1664 SK	9" W	24"	4"	11½" to 20½"**	9" W, 24" H Back Plate	2-12 volt, 20w MR-16***	BZ, SK, TT	*	•
1664 TT	9" W	24"	4"	11½" to 20½"**	9" W, 24" H Back Plate	2-12 volt, 20w MR-16***	BZ, SK, TT	*	•

AVAILABLE OPTIONS

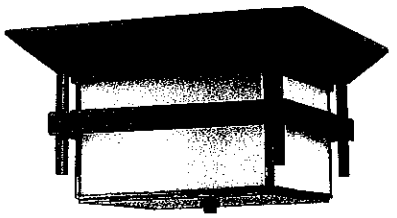
*Fixture comes standard Dark Sky compliant **Adjustable mounting hardware. ~~***MR-16 xenon bulbs included.~~

For an explanation of icons, see page 4.

Hinkley Lighting Harbor 2 Light Outdoor Flush Lantern in Anchor Bronze 2573AR-ES

CALL FOR AVAILABILITY | SHIPPING FREE RETURNS | NO RESTOCKING FEE | 110% PRICE MATCH GUARANTEE

866.344.3875



$229.00 per each

~~List Price $343.50~~
You Save $114.50 (33%)

1. Finish: Anchor Bronze
2. Glass: Etched Amber Seedy Glass

Show All Options

Email When Available

Zoom Image

Like 1.6k

Hinkley Lighting Harbor 2 Light Outdoor Flush Lantern in Anchor Bronze 2573AR-ES

General Information | Questions

Hinkley Lighting Harbor 2 Light Outdoor Flush Lantern in Anchor Bronze 2573AR-ES

Flush 2Lt Outdoor

Product Identification

Manufacturer	Hinkley Lighting
Collection	Harbor
SKU	2573AR-ES
UPC	00640665257311

Design Information

Finish	Anchor Bronze
	Etched Amber Seedy Glass

Dimensions and Weight (inches and pounds)

LENGTH	WIDTH	HEIGHT
0	12.25	7.00

7.00

Bulb Information

PRIMARY	SECONDARY
Compact Fluorescent	
2	
13	

Shipping Information

UPS - FREE SHIPPING

LENGTH	WIDTH	HEIGHT
14.0000	14.0000	9.0000

7.0000 lb.

Product Rating

120

Outdoor Rated

c-UL-us Dry

Related Product

~~Hinkley Lighting 2575AR-ES~~
Harbor 1 Light Outdoor Wall Lantern in Anchor Bronze

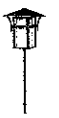
$179.00

~~Hinkley Lighting 1681AR~~
Harbor 1 Light Landscape - Path in Anchor Bronze

$89.00

~~Hinkley Lighting 2574AR~~
Harbor 1 Light Outdoor Wall Lantern in Anchor Bronze

$249.00



~~Hinkley Lighting 1681MR~~
Harbor 1 Light Landscape - Path in Anchor Bronze

$149.00

~~Hinkley Lighting 2573TT~~
Harbor 2 Light Outdoor Flush Lantern in Titanium

$199.00

See the entire Harbor Collection

Every Hinkley Lighting Order Includes

No Restocking Fees!

Quick Ship - In stock items ship in approximately 3-5 business days.

FREE SHIPPING on all items able to be sent in the contiguous United States.

International Shipping now available! Call 866.344.3875 for more information.

Free Returns within 30 days of purchase for like new, uninstalled items.

110% Price Match Guarantee find a lower price and we'll beat it by 10% of the difference.

Hinkley Lighting Business Hours

Call For Our Best Price - 866.344.3875

Sales Representatives - 866.344.3875
Mon - Fri 8am to Midnight EST
Sat & Sun 9am to Midnight EST

Customer Service - 866.344.3875
Mon - Fri 9am to 5:30pm EST

XC: planner
padovan
Clark

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borck, Planning Tech
FROM: Howard Young, Public Works Director
DATE: 11/15/12
RE: 10 Sioux Way

Site Development Grading, Drainage, and erosion Control plan comments:

1. All items listed in the most current "Public Works Site Development Standard Guidelines and Checklist" shall be reviewed and met. Completed checklist shall be submitted with building plans. Document is available on Town website.

2. All items listed in the most current "Public Works Pre-Construction Meeting for Site Development" shall be reviewed and understood. Document is available on Town website.

3. Any revisions to the Site Development permit set shall be highlighted and listed.

In addition,

Dissipaters for storm drains should be behind property line.

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

4091 Jefferson Ave, Redwood City CA 94062 ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – **go to www.woodsidefire.org for more info**

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION:10 Sioux Ct.	Jurisdiction: PV
Owner/Architect/Project Manager: Clark	Permit#: X9H-645
PROJECT DESCRIPTION: New House Site Review	
Fees Paid: ☒$YES ☐ See *Fee Comments* Date:	
Fee Comments: Ch# 2504 $60.00 (ASRB review fee)	

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BUILDING PLAN CHECK COMMENTS/CONDITIONS:

1. Must comply to Portola Valley Muni Code 15.04.020E for ignition resistant construction & materials Chapter 7 2010 CBC
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. Approved spark arrestor on all chimneys including outside fireplace
4. Install Smoke and CO2 detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed in main house and studio house.
6. 100' defensible space around proposed new structure prior to start of construction.
7. Upon final inspection 30' permiter defensible space will need to be completed.
8. Driveway is in compliance
9. Fire hydrant is within 500' of structure measured on approved roadway route.

*** RESUBMIT*** for final approval once permitted.

Reviewed by:M. Hird	Date: 11/22/12

☒Resubmit ☐Approved with Conditions ☐Approved without conditions

Sprinkler Plans Approved: ----------	Date:	Fees Paid: ☐$350 ☐See *Fee Comments*
As Builts Submitted: ----------	Date:	As Builts Approved Date:
Fee Comments:		

Rough/Hydro Sprinkler Inspection By: ---------	Date:
Sprinkler Inspection Comments:	

Final Bldg and/or Sprinkler Insp By: --------	Date:

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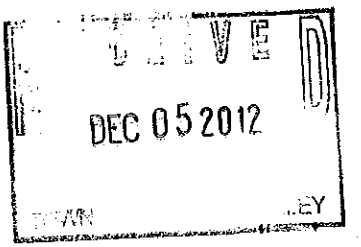
xc: planner
clark

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

November 30, 2012
V5262

TO: Carol Borck
Planning Technician
TOWN OF PORTOLA VALLEY
765 Portola Road
Portola Valley, California 94028

SUBJECT: **Geotechnical Peer Review**
RE: Clark, Proposed New Residence and Studio
SDP# X9H-645
10 Sioux Way



At your request, we have completed a geotechnical peer review of the Site Development Permit application for the proposed new residence and studio using:

- Geotechnical Investigation (report) prepared by Michelucci and Associates, Inc., dated November 5, 2012;
- Architectural Plans (9 sheets, various scales) prepared by Jeff Clark, dated November 7, 2012;
- Landscape Plan (1 sheets, 16-scale), prepared by Cleaver Design Associates, dated November 6, 2012;
- Topographic Plan (1 sheet, 20-scale) prepared by MacLeod and Associates, dated August 24, 2012; and
- Grading, Drainage and Erosion Control Plans (3 sheets, various scales) prepared by MacLeod and Associates, dated November 2, 2012.

In addition, we have reviewed pertinent technical documents from our office files and completed a recent site reconnaissance.

DISCUSSION

The applicant proposes to construct a new residence, attached garage, and studio. Estimated earthwork quantities include approximately 920 cubic yards of cut and 500 cubic yards of fill. Sewage will be conveyed to the existing sanitary sewer system within Sioux Way.

SITE CONDITIONS

The subject property is generally characterized by steep to very steep (approximately 30 to 60 percent inclination), southwest-facing hillside topography. However, previous site grading has resulted in a relatively level cut and fill building pad. Steep to very steep (approximately 50 to 68 percent inclination) cut slopes are located along the northern portion of the property. Evidence of small past rockfalls was noted in this northern cut slope area. A large fill prism associated with the existing building pad contains steep (approximately 50 percent inclination) southwest facing slopes. Drainage at the site is generally characterized by uncontrolled sheet flow to the southwest.

The Town Geologic Map indicates that the subject property is underlain by bedrock materials of the Whiskey Hill Formation (i.e., interbedded sandstone, siltstone and potentially expansive claystone). During our recent site reconnaissance we observed an outcrop of sandstone and siltstone bedrock within the property. Exploratory borings performed by the Project Geotechnical Consultant indicate that the bedrock is overlain by clayey sand (colluvium and residual soil). In addition, up to 20 feet of artificial fill is present beneath the southern portion of the site site. The northeastern portion of the property is located within the boundaries of a "Pd" zone. However, the Project Geotechical Consultant has inspected this portion of the property and concluded that earth materials are stable in this vicinity, except for the potential for raveling. The subject property is located approximately 0.7 mile northeast of a mapped trace of the active San Andreas fault.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed new residential development is primarily constrained by a significant thickness of undocumented artificial fill materials and anticipated very

strong seismic ground shaking. The Project Geotechnical Consultant has performed an investigation of the site and has provided grading design recommendations that are in general conformance with prevailing geotechnical standards. Recommendations include removal and replacement of existing fill materials, using engineering, compacted fill. The consultant has also provided recommendations for supporting the new residence on either a pier and grade beam foundation system or a mat slab foundation system. **We do not have geotechnical objections to the pier and grade beam foundation concept. With the utilization of this foundation alternative, we recommend geotechnical approval of the Site Development Permit application.**

If the application desires to utilize a mat slab foundation system, then we do not recommend geotechnical approval of the Site Development Permit because project grading may require significant revisions to limit the amount of differential fill thickness beneath the mat slab. Without grading design revisions, we understand that there could be up to 20 feet of differential fill thickness beneath the proposed residence. This condition could result in adverse differential settlement and is not consistent with prevailing local geotechnical standards of practice.

Prior to geotechnical approval of **Building Permits**, we recommend that the following items should be provided:

1. **Construction Plans** – Detailed construction plans should be submitted that incorporate the recommendations of the Project Geotechnical Consultant. We recommend that plans include measures to prevent rockfall from reaching occupied areas of the property. Appropriate recommendations to address potential rockfall should be provided by the Project Geotechnical Consultant.

2. **Geotechnical Plan Review** – The Project Geotechnical Consultant should review and approve all geotechnical aspects of the development plans (i.e., site preparation and grading, site drainage improvements and design parameters for foundations and retaining walls) to ensure that their recommendations have been properly incorporated. The consultant should verify that foundation design includes minimum pier diameters and minimum pier reinforcement consistent with geotechnical standards.

   The Construction Plans and the Geotechnical Plan Review letter should be submitted for review and approval by the Town Geotechnical Consultant prior to Building Permit approval.

LIMITATIONS

This geotechnical peer review has been performed to provide technical advice to assist the Town with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

Ted Sayre
Principal Engineering Geologist
CEG 1795

David T. Schrier
Principal Geotechnical Engineer
GE 2334

TS:DTS:JN:kd

OUTDOOR WATER USE EFFICIENCY CHECKLIST

I certify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance.

Bob Cleaver, landscape architect RLA 4145 — Signature

5 November 2012 — Date

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☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Institutional ☐ Irrigation only ☐ Industrial ☐ Other:

Applicant Name (print): Jeff Clark — Contact Phone #: 650 533-0128

Project Site Address: 10 Sioux Way

Project Area (sq.ft. or acre): 46,477 sf — # of Units: 1 — # of Meters: 2

			Agency Review (Pass)	Agency Review (Fail)
	Total Landscape Area (sq.ft.): 8,000 sf X		☐	☐
	Turf Irrigated Area (sq.ft.): 860 sf		☐	☐
	Non-Turf Irrigated Area (sq.ft.): 7,140 sf		☐	☐
	Special Landscape Area (SLA) (sq.ft.): 0 sf		☐	☐
	Water Feature Surface Area (sq.ft.): 0 sf			
Turf	Less than 25% of the landscape area is turf	☒ Yes ☐ No, See Water Budget	☐	☐
	All turf areas are > 8 feet wide	☒ Yes	☐	☐
	All turf is planted on slopes < 25%	☒ Yes	☐	☐
Non-Turf	At least 80% of non-turf area is native or low water use plants	☒ Yes ☐ No, See Water Budget	☐	☐
Hydrozones	Plants are grouped by Hydrozones	☒ Yes	☐	☐
Mulch	At least 2-inches of mulch on exposed soil surfaces	☒ Yes	☐	☐
Irrigation System Efficiency	70% ETo (100% ETo for SLAs)	☒ Yes	☐	☐
	No overspray or runoff	☒ Yes	☐	☐
Irrigation System Design	System efficiency > 70%	☒ Yes	☐	☐
	Automatic, self-adjusting irrigation controllers	☐ No, not required for Tier 1 ☒ Yes	☐	☐
	Moisture sensor/rain sensor shutoffs	☐ Yes	☐	☐
	No sprayheads in < 8-ft wide area	☐ Yes	☐	☐
Irrigation Time	System only operates between 8 PM and 10 AM	☒ Yes	☐	☐
Metering	Separate irrigation meter	☒ No, not required because < 5,000 sq.ft. ☐ Yes	☐	☐
Swimming Pools / Spas	Cover highly recommended	☐ Yes ☐ No, not required	☐	☐
Water Features	Recirculating	☐ Yes	☐	☐
	Less than 10% of landscape area	☐ Yes	☐	☐
Documentation	Checklist	☒ Yes	☐	☐
	Landscape and Irrigation Design Plan	☐ Prepared by applicant ☒ Prepared by certified professional	☐	☐
	Water Budget (optional)	☐ Prepared by applicant ☐ Prepared by certified professional	☐	☐
Audit	Post-installation audit completed	☐ Completed by applicant ☐ Completed by certified professional	☐	☐

GreenPoint Rated Checklist: Single Family

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9); and meet the prerequisites A.2.a, H10a., J.2., N.1, and Q0.

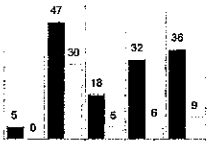
This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by jurisdictional authority. All CALGreen measures within the checklist must be selected as "Yes" or "n/a" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

GreenPointRATED

Total Points Targeted: 138



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TOWN OF PORTOLA VALLEY

Single Family New Home 4.2 / 2008 Title 24

The Clark Residence
Michael Chau
2008-011
Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Plan Review	Rough inspection	Final inspection	Documentation	Blueprint Page No.	Notes
A. SITE			Possible Points					R=recommended A=alternate					
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees												
Yes	a. Protect Topsoil and Reuse after Construction	2	1				1	R	A	A	R		
Yes	b. Limit and Delineate Construction Footprint for Maximum Protection	1					1	R	A	A	R		
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)												
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen code)	Y				R					R		
Yes	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	2				2					R		
Yes	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	2				2					R		
	3. Use Recycled Content Aggregate (Minimum 25%)												
Yes	a. Walkway and Driveway Base	1				1					R		
Yes	b. Roadway Base	1				1					R		
Yes	**4. Cool Site: Reduce Heat Island Effect On Site**	1	1							R	R		
	5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]												
N/A	a. Duct openings and other related air distribution component openings shall be covered during construction (CALGreen code if applicable)	0		1					R	R	R		
TBD	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0		1						R	R		
	Total Points Available in Site = 12	10											
B. FOUNDATION			Points Available Per Measure										
≥30%	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	2				2					R		
TBD	**2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)**	0				2		R	R				
TBD	**3. Use Radon Resistant Construction [*This credit is a requirement associated with J4: EPA IAP]**	0			2			A	A				
Yes	**4. Install a Foundation Drainage System [*This credit is a requirement associated with J4: EPA IAP]**	2				2		A	R		R		
TBD	**5. Moisture Controlled Crawlspace [*This credit is a requirement associated with J4: EPA IAP]**	0			2					R			
	6. Design and Build Structural Pest Controls												
TBD	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	0				1			R				
Yes	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	1				1				R			
	Total Points Available in Foundation = 12	5											
C. LANDSCAPE			Points Available Per Measure										
83.5%	*Percentage of landscape area. (Projects with less than 15% of the total site area (i.e. total lot size) as landscape area are capped at 5 points for the following measures: C1 through C7 and C9 through C11.*												
Yes	**1. Group Plants by Water Needs (Hydrozoning)**	2					2	A		A	R		
Yes	**2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement**	2					2			R			
	3. Construct Resource-Efficient Landscapes												
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1				R		
Yes	b. No Plant Species Will Require Shearing	1				1					R		
Yes	c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species	3					3				R		
	4. Minimize Turf in Landscape Installed by Builder												
Yes	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	2					2	A		A	R		
≤25%	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	2					4	A		R			
Yes	**5. Plant Shade Trees**	3	1	1			1	A		A	R		
	6. Install High-Efficiency Irrigation Systems												
Yes	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	2					2	A		A	R		
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	3					3	A		A	R		
TBD	**7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil**	0					3				R		
	8. Rain Water Harvesting System												
TBD	a. Cistern(s) is Less Than 750 Gallons	0					1			R	R		
TBD	b. Cistern(s) is 750 to 2,500 Gallons	0					1			R	R		
TBD	c. Cistern(s) is Greater Than 2,500 Gallons	0					1			R	R		
TBD	**9. Irrigation System Uses Recycled Wastewater**	0							A		R		
TBD	**10. Submetering for Landscape Irrigation**	0						A		A	R		
	11. Design Landscape to Meet Water Budget												
TBD	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	1					1				R		
Yes	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	1					1				R		
TBD	**12. Use Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content E) Finger-Jointed or F) Local**	0				1				R	R		
Yes	**13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	1	1							R	R		
	Total Points Available in Landscape = 35	24											
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Points Available Per Measure										
	1. Apply Optimal Value Engineering												
Yes	a. Place Joists, Rafters and Studs at 24-Inch On Center	3				3			R				
TBD	b. Door and Window Headers are Sized for Load	0				1			R				
TBD	c. Use Only Cripple Studs Required for Load	0				1			R				
	2. Construction Material Efficiencies												
TBD	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2			R		R		
TBD	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	0				2			R		R		
	3. Use Engineered Lumber												
Yes	a. Engineered Beams and Headers	1				1			R				
TBD	b. Wood I-Joists or Web Trusses for Floors	0				1			R				
Yes	c. Engineered Lumber for Roof Rafters	1				1			R				
TBD	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1			R				
TBD	e. Oriented Strand Board for Subfloor	0				1			R				

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Yes	f. Oriented Strand Board for Wall and Roof Sheathing	1				1			R				
TBD	**4. Insulated Headers**	0		1					R				
	5. Use FSC-Certified Wood												
≥40%	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	2				6			A		A		
TBD	b. Panel Products (Minimum 40%)	0				2			A		A		
	6. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)												
TBD	a. Floors	0				2		A	A				
TBD	b. Walls	0				2		A	A				
TBD	c. Roofs	0				1		A	A				
TBD	**7. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)**	0		1				A	A				
	8. Install Overhangs and Gutters												
Yes	a. Minimum 16-Inch Overhangs and Gutters	1				1		A		A			
Yes	b. Minimum 24-Inch Overhangs and Gutters	1		1				A		A			
	9. Reduce Pollution Entering the Home from the Garage (*This credit is a requirement associated with J4: EPA IAP)												
Yes	a. Install Garage Exhaust Fan OR Build a Detached Garage	1			1					R			
TBD	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	0			1				R				
	Total Points Available in Structural Frame and Building Envelope = 39	11											
E. EXTERIOR			Points Available Per Measure										
TBD	**1. Use Environmentally Preferable Decking**	0				2				A	A		
Yes	**2. Flashing Installation Techniques Specified and Third-Party Verified** (*This credit is a requirement associated with J4: EPA IAP)	1				1		R	R				
TBD	**3. Install a Rain Screen Wall System**	0				2		A	A				
TBD	**4. Use Durable and Non-Combustible Siding Materials**	0				1		A		A	A		
Yes	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	2				2		A		A	A		
	Total Points Available in Exterior = 8	3											
F. INSULATION			Points Available Per Measure										
	1. Install Insulation with 75% Recycled Content												
TBD	a. Walls	0				1			A		A		
TBD	b. Ceilings	0				1			A		A		
TBD	c. Floors	0				1			A		A		
	Total Points Available in Insulation = 3	0											
G. PLUMBING			Points Available Per Measure										
	1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)												
Yes	a. Insulate All Hot Water Pipes (*This credit is a requirement associated with J4: EPA IAP)	2		1			1		R				
TBD	b. Use Engineered Parallel Plumbing	0					1	A	A				
TBD	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0					1	A	A				
TBD	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	0		1			2	A	A				
TBD	e. Use Central Core Plumbing	0		1		1	1	A	A				
	2. Water Efficient Fixtures												
Yes	a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 80 psi. (Multiple showerheads shall not exceed maximum flow rates) (CALGreen code if applicable)	3					3			A	R		
Yes	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	1					1			A	R		
Yes	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	1					1			A	R		
Yes	**3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)**	2					2			R	R		
	Total Points Available in Plumbing = 12	9											
H. HEATING, VENTILATION & AIR CONDITIONING			Points Available Per Measure										
	1. Properly Design HVAC System and Perform Diagnostic Testing												
Yes	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) (*This credit is a requirement associated with J4: EPA IAP)	4		4					R		R		
TBD	b. Test Total Supply Air Flow Rates (*This credit is a requirement associated with J4: EPA IAP)	0		1							R		
TBD	c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)	0		1					A	A			
	2. Install Sealed Combustion Units (*This credit is a requirement associated with J4: EPA IAP)												
Yes	a. Furnaces	2			2				R				
Yes	b. Water Heaters	2			2				R				
Yes	**3. Install High Performing Zoned Hydronic Radiant Heating**	2		1	1			A	A				
TBD	**4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants**	0	1								R		
	5. Design and Install Effective Ductwork												
TBD	a. Install HVAC Unit and Ductwork within Conditioned Space	0		1				A	A				
TBD	b. Use Duct Mastic on All Duct Joints and Seams (*This credit is a requirement associated with J4: EPA IAP)	0		1					R				
TBD	c. Pressure Relieve the Ductwork System (*This credit is a requirement associated with J4: EPA IAP)	0		1					R				
TBD	**6. Install High Efficiency HVAC Filter (MERV 6+)** (*This credit is a requirement associated with J4: EPA IAP)	0			1					R			
Yes	**7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >80% using CSA Standards** (*This credit is a requirement associated with J4: EPA IAP)	1			1				R		R		
Yes	**8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)**	1			1					R			
	9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)												
Yes	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	1		1						A	A		
Yes	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	1		1					R				
TBD	c. Automatically Controlled Integrated System with Variable Speed Control	0		3				R	R				
	10. Advanced Mechanical Ventilation for IAQ												
Yes	a. *Required*: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) (*This credit is a requirement associated with J4: EPA IAP)	Y			R				A	A	R		
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1				A	A	R		
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2			R	A	A			
Yes	**11. Install Carbon Monoxide Alarm(s) (or No Combustion Appliances in Living Space and No Attached Garage)** (*This credit is a requirement associated with J4: EPA IAP)	1			1					R			
	Total Points Available in Heating, Ventilation and Air Conditioning = 27	15											
I. RENEWABLE ENERGY			Points Available Per Measure										
Yes	**1. Pre-Plumb for Solar Water Heating**	1						A	A				
Yes	**2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof**	1				1		A	A				
	3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) *Enter % total energy consumption offset, 1 point per 4% offset*	0		25						A	R		
	Total Available Points in Renewable Energy = 27	2											
J. BUILDING PERFORMANCE			Points Available Per Measure										
	1. Building Envelope Diagnostic Evaluations												
Yes	a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall (*This credit is a requirement associated with J4: EPA IAP)	1									R		
TBD	b. House Passes Blower Door Test (*This credit is a requirement associated with J4: EPA IAP)	0									R		
TBD	c. Blower Door Results are Max 2.5 ACH_{50} for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH_{50} for Balanced Systems (2 Total Points for J1b. and J1c.)	0									R		
TBD	d. House Passes Combustion Safety Backdraft Test	0									R		
15%	**2. *Required*: Building Performance Exceeds Title 24 (Minimum 15%)** *(Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)*	30		≥30				R					

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TBD	3. Design and Build Near Zero Energy Homes *(Enter number of points, minimum of 2 and maximum of 6 points)*	0		6						A	R		
TBD	4. Obtain EPA Indoor airPlus Certification *(Total 42 points, not including Title 24 performance; read comment)*	0			2						R		
Yes	5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)	1		1				R			A		
	6. Participation in Utility Program with Third Party Plan Review												
TBD	a. Energy Efficiency Program (*This credit is a requirement associated with J4: EPA IAP)	0		1				A			A		
TBD	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1				A			A		
	Total Available Points in Building Performance = 45+	32											
K. FINISHES				Points Available Per Measure									
TBD	1. Design Entryways to Reduce Tracked-In Contaminants	0			1					R			
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)												
Yes	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) (*This credit is a requirement associated with J4: EPA IAP)	1		1							R		
Yes	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs Regardless of Sheen)	2		2							R		
Yes	3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) (*This credit is a requirement associated with J4: EPA IAP)	2		2							R		
Yes	4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)	2			2						R		
TBD	5. Use Recycled-Content Paint	0				1					R		
	6. Use Environmentally Preferable Materials for Interior Finish A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local												
≥50%	a. Cabinets (50% Minimum)	2				3				A	A		
TBD	b. Interior Trim (50% Minimum)	0				2				A	A		
TBD	c. Shelving (50% Minimum)	0				2				A	A		
TBD	d. Doors (50% Minimum)	0				2				A	A		
TBD	e. Countertops (50% Minimum)	0				2				A	A		
Yes	7. Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (CALGreen code if applicable) (*This credit is a requirement associated with J4: EPA IAP)	Y			0			A		A	R		
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates												
Yes	a. Doors (90% Minimum)	1			1				A	A	A		
TBD	b. Cabinets & Countertops (90% Minimum)	0			2					A	A		
TBD	c. Interior Trim and Shelving (90% Minimum)	0			1					A	A		
TBD	9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb	0			3						A		
	Total Available Points in Finishes = 27	10											
L. FLOORING				Points Available Per Measure									
≥30%	1. Use Environmentally Preferable Flooring (Minimum 15% Floor Area) A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, F) Local. *Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs.*	2			2					A	A		
TBD	2. Thermal Mass Floors (Minimum 50%)	0		1				A		A			
TBD	3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore (*This credit is a requirement associated with J4: EPA IAP)	0			1					A	A		
Yes	4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)	Y								R	R		
	Total Available Points in Flooring = 8	2											
M. APPLIANCES AND LIGHTING				Points Available Per Measure									
Yes	1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)	2		1			1			A	A		
	2. Install ENERGY STAR Clothes Washer												
Yes	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	3		1			2			A	A		
Yes	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	2					2			A	A		
	3. Install ENERGY STAR Refrigerator												
Yes	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	1		1						A	A		
TBD	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1						A	A		
	4. Install Built-In Recycling Center or Composting Center												
Yes	a. Built-In Recycling Center	1				1				R			
TBD	b. Built-In Composting Center	0				1				R			
	5. Install High-Efficacy Lighting and Design Lighting System												
Yes	a. Install High-Efficacy Lighting	1		1				A		R	R		
TBD	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0		1				A		A	R		
	Total Available Points in Appliances and Lighting = 13	10											
N. OTHER				Points Available Per Measure									
Yes	1. *Required:* Incorporate GreenPoint Rated Checklist in Blueprints (*This credit is a requirement associated with J4: EPA IAP)	Y				R		R					
TBD	2. Pre-Construction Kick-Off Meeting with Rater and Subs	0	1								R		
TBD	3. Homebuilder's Management Staff are Certified Green Building Professionals	0	1								R		
	4. Develop Homeowner Education												
Yes	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) (*This credit is a requirement associated with J4: EPA IAP)	2		1			1				R		
Yes	b. Conduct Educational Walkthroughs (Prerequisite is N4a) (*This credit is a requirement associated with J4: EPA IAP)	1			1						R		
TBD	5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program	0		1						A	R		
	Total Available Points in Other = 6	3											
O. COMMUNITY DESIGN & PLANNING													
	1. Develop Infill Sites												
TBD	a. Project is an Urban Infill Development	0	1			1		A	A	A	R		
TBD	b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	0	2					A	A	A	R		
TBD	2. Build on Designated Brownfield Site	0	3								R		
	3. Cluster Homes & Keep Size in Check												
TBD	a. Cluster Homes for Land Preservation	0	1			1		R			R		
TBD	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0	2			2		R			R		
0	c. Home Size Efficiency	0				5		R					
	4. Design for Walking & Bicycling												
	a. Site Has Pedestrian Access Within 1/2 Mile of Community Services: TIER 1: Enter Number of Services Within 1/2 Mile 1) Day Care 2) Community Center 3) Public Park 4) Drug Store 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold TIER 2: Enter Number of Services Within 1/2 Mile 1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware 5) Theater/Entertainment 6) Fitness/Gym 7) Post Office 8) Senior Care Facility 9) Medical/Dental 10) Hair Care 11) Commercial Office or Major Employer 12) Full Scale Supermarket												
	i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1						A	A	R		
	ii.10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1						A	A	R		
TBD	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile	0	1						A	A	R		

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TBD	c. Install Traffic Calming Strategies (Minimum of Two): - Designated Bicycle Lanes are Present on Roadways; - Ten-Foot Vehicle Travel Lanes; - Street Crossings Closest to Site are Located Less Than 300 Feet Apart; - Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands	0	2						A	R	R		
	5. Design for Safety & Social Gathering												
Yes	a. All Home Front Entrances Have Views from the Inside to Outside Callers	1	1							R			
TBD	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors	0	1						A	A			
TBD	c. Orient Porches (min. 100sf) to Streets and Public Spaces	0	1					A	A	A			
TBD	d. Development Includes a Social Gathering Space	0	1					R		R	A		
	6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)												
TBD	a. All Homes Have At Least One Zero-Step Entrance	0	1							R			
TBD	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	0	1							R			
TBD	c. Locate Half-Bath on the Ground Floor	0	1						R				
TBD	d. Provide Full-Function Independent Rental Unit	0	1					R		A			
	Total Achievable Points in Community Design & Planning = 35	1											
P. INNOVATION			Possible Points										
	A. Site												
	1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.)												
TBD	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	0	1					A	A	A			
TBD	b. Install Bio-Retention and Filtration Features	0	2					A	A	A			
TBD	c. Route Downspout Through Permeable Landscape	0	1					A	A	A			
TBD	d. Use Non-Leaching Roofing Materials	0	1					A	A	A			
TBD	e. Include Smart Street/Driveway Design	0	1					A	A	A			
TBD	2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3								R		
	C. Landscape												
TBD	1. Meet Local Landscape Program Requirement	0					2				R		
	D. Structural Frame & Building Envelope												
	1. Design, Build and Maintain Structural Pest and Rot Controls												
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	0				1				R			
Yes	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood	1				1			R		R		
TBD	2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements [*This credit is a requirement associated with J4: EPA IAP]	0			1	1			R	R			
	E. Exterior												
TBD	1. Vegetated Roof (Minimum 25%)	0	2	2				R		R			
	G. Plumbing												
TBD	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)	0					1	R	R				
TBD	2. Greywater System Operational (Includes Washing Machine at Minimum)	0					2	R	R	R			
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	0					1		A	A	R		
TBD	4. Composting or Waterless Toilet	0					2			A	R		
TBD	5. Install Drain Water Heat-Recovery System	0		1					R				
TBD	6. Install a Hot Water Desuperheater	0		2				A	R				
	H. Heating, Ventilation, and Air Conditioning												
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7) [*This credit is a requirement associated with J4: EPA IAP]	0			1			R		R	R		
TBD	2. Design HVAC System to Manual T for Register Design	0		1					A	A	R		
	K. Finishes												
TBD	1. Materials Meet SMaRT Criteria *(Select the number of points, up to 5 points)*	0				5		A	A	A	R		
	N. Other												
TBD	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				2					R		
	2. Educational Signage of Project's Green Features												
TBD	a. Promotion of Green Building Practices	0	1								R		
TBD	b. Installed Green Building Educational Signage	0	1								R		
	3. Innovation: List innovative measures that meet green building objectives. Enter in the number of points in each category for a maximum of 4 points for the measure in the blue cells. Points achieved column will be automatically fill in based on the sum of the points in each category. Points and measures will be evaluated by Build It Green.												
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0	A	A	A	R		
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0	A	A	A	R		
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0	A	A	A	R		
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0	A	A	A	R		
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0	A	A	A	R		
	Total Achievable Points in Innovation = 33+	1											
Q. CALIFORNIA CALGreen CODE			Possible Points										
Yes	**0. Home meets all applicable CALGreen measures listed in above Sections A - P of the GreenPoint Rated checklist.**	Y	R										
	The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions. *The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.*												
TBD	1. CALGreen 4.106.2 Storm water management during construction.	N							R	R			
TBD	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	N								R			
TBD	3. CALGreen 4.303.1 As an alternative to perscriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	N									R		
TBD	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	N							R				
TBD	5. CALGreen4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	N								R	R		
TBD	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	N						R	R				
TBD	7. CALGreen 4.505.3 19% moisture content of building framing materials	N							R		R		
TBD	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	N									R		
	Total Achievable Points in California Green Code = 0	0											

Summary

		Community	Energy	IAQ/Health	Resources	Water
Total Available Points		44	96+	44	109	59
Minimum Points Required		0	30	5	6	9
Total Points Targeted	138	5	47	18	32	36

Project has met all minimum requirements

GreenPoint Rated Checklist: Single Family

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9); and meet the prerequisites A.2.a, H10a., J.2., N.1, and Q0.

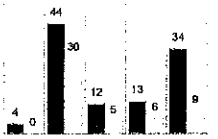
This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by jurisdictional authority. All CALGreen measures within the checklist must be selected as "Yes" or "n/a" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

GreenPointRATED

Total Points Targeted: 107



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Single Family New Home 4.2 / 2008 Title 24

The Clark Residence
Michael Chau
2008-011
Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Plan Review	Rough Inspection	Final Inspection	Documentation	Blueprint Page No.	Notes
A. SITE			Possible Points					R=recommended A=alternate					
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees												
Yes	a. Protect Topsoil and Reuse after Construction	2	1				1	R	A	A	R		
Yes	b. Limit and Delineate Construction Footprint for Maximum Protection	1					1	R	A	A	R		
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)												
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen code)	Y				R					R		
Yes	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	2				2					R		
Yes	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	2				2					R		
	3. Use Recycled Content Aggregate (Minimum 25%)												
Yes	a. Walkway and Driveway Base	1				1					R		
Yes	b. Roadway Base	1				1					R		
Yes	**4. Cool Site: Reduce Heat Island Effect On Site**	1	1							R	R		
	5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]												
Yes	a. Duct openings and other related air distribution component openings shall be covered during construction (CALGreen code if applicable)	1		1					R	R	R		
TBD	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0		1						R	R		
	Total Points Available in Site = 12	11											
B. FOUNDATION			Points Available Per Measure										
TBD	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	0			2						R		
TBD	**2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)**	0			2			R	R				
TBD	**3. Use Radon Resistant Construction [*This credit is a requirement associated with J4: EPA IAP]**	0		2				A	A				
TBD	**4. Install a Foundation Drainage System [*This credit is a requirement associated with J4: EPA IAP]**	0			2			A	R		R		
TBD	**5. Moisture Controlled Crawlspace [*This credit is a requirement associated with J4: EPA IAP]**	0		2						R			
	6. Design and Build Structural Pest Controls												
TBD	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	0			1				R				
TBD	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0			1					R			
	Total Points Available in Foundation = 12	0											
C. LANDSCAPE			Points Available Per Measure										
83.5%	*Percentage of landscape area. (Projects with less than 15% of the total site area (i.e. total lot size) as landscape area are capped at 6 points for the following measures: C1 through C7 and C9 through C11.*												
Yes	**1. Group Plants by Water Needs (Hydrozoning)**	2					2	A		A	R		
Yes	**2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement**	2					2			R			
	3. Construct Resource-Efficient Landscapes												
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1				R		
Yes	b. No Plant Species Will Require Shearing	1				1					R		
Yes	c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species	3					3				R		
	4. Minimize Turf in Landscape Installed by Builder												
Yes	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	2					2	A		A	R		
≤25%	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	2					4	A		R			
Yes	**5. Plant Shade Trees**	3	1	1			1	A		A	R		
	6. Install High-Efficiency Irrigation Systems												
Yes	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	2					2	A		A	R		
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	3					3	A		A	R		
TBD	**7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil**	0					3				R		
	8. Rain Water Harvesting System												
TBD	a. Cistern(s) is Less Than 750 Gallons	0					1			R	R		
TBD	b. Cistern(s) is 750 to 2,500 Gallons	0					1			R	R		
TBD	c. Cistern(s) is Greater Than 2,500 Gallons	0					1			R	R		
TBD	**9. Irrigation System Uses Recycled Wastewater**	0							A		R		
TBD	**10. Submetering for Landscape Irrigation**	0						A		A	R		
	11. Design Landscape to Meet Water Budget												
TBD	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	1					1				R		
Yes	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	1					1				R		
TBD	**12. Use Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing** A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content E) Finger-Jointed or F) Local	0				1				R	R		
TBD	**13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	0								R	R		
	Total Points Available in Landscape = 35	23											
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Points Available Per Measure										
	1. Apply Optimal Value Engineering												
TBD	a. Place Joists, Rafters and Studs at 24-Inch On Center	0				1			R				
TBD	b. Door and Window Headers are Sized for Load	0				1			R				
TBD	c. Use Only Cripple Studs Required for Load	0				1			R				
	2. Construction Material Efficiencies												
TBD	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2			R		R		
TBD	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	0				2			R		R		
	3. Use Engineered Lumber												
TBD	a. Engineered Beams and Headers	0				1			R				
TBD	b. Wood I-Joists or Web Trusses for Floors	0				1			R				
TBD	c. Engineered Lumber for Roof Rafters	0				1			R				
TBD	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1			R				
TBD	e. Oriented Strand Board for Subfloor	0				1			R				

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Yes	f. Oriented Strand Board for Wall and Roof Sheathing	1				1			R				
TBD	4. Insulated Headers	0		1					R				
	5. Use FSC-Certified Wood												
TBD	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	0				6			A		A		
TBD	b. Panel Products (Minimum 40%)	0				3			A		A		
	6. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)												
TBD	a. Floors	0				2		A	A				
TBD	b. Walls	0				2		A	A				
TBD	c. Roofs	0				1		A	A				
TBD	7. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0		1				A	A				
	8. Install Overhangs and Gutters												
Yes	a. Minimum 16-Inch Overhangs and Gutters	1				1		A		A			
TBD	b. Minimum 24-Inch Overhangs and Gutters	0		1				A		A			
	9. Reduce Pollution Entering the Home from the Garage [*This credit is a requirement associated with J4: EPA IAP]												
TBD	a. Install Garage Exhaust Fan OR Build a Detached Garage	0			1					R			
TBD	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	0			1				R				
	Total Points Available in Structural Frame and Building Envelope = 39	2											
E. EXTERIOR				Points Available Per Measure									
TBD	1. Use Environmentally Preferable Decking	0				2				A	A		
TBD	2. Flashing Installation Techniques Specified and Third-Party Verified [*This credit is a requirement associated with J4: EPA IAP]	0				1		R	R				
TBD	3. Install a Rain Screen Wall System	0				2		A	A				
TBD	4. Use Durable and Non-Combustible Siding Materials	0				1		A		A	A		
Yes	5. Use Durable and Fire Resistant Roofing Materials or Assembly	2				2		A		A	A		
	Total Points Available in Exterior = 6	2											
F. INSULATION				Points Available Per Measure									
	1. Install Insulation with 75% Recycled Content												
TBD	a. Walls	0				1			A		A		
TBD	b. Ceilings	0				1			A		A		
TBD	c. Floors	0				1			A		A		
	Total Points Available in Insulation = 3	0											
G. PLUMBING				Points Available Per Measure									
	1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)												
Yes	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]	2		1			1		R				
TBD	b. Use Engineered Parallel Plumbing	0					1	A	A				
TBD	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0					1	A	A				
TBD	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	0		1			2	A	A				
TBD	e. Use Central Core Plumbing	0		1		1	1	A	A				
	2. Water Efficient Fixtures												
Yes	a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 80 psi. (Multiple showerheads shall not exceed maximum flow rates) (CALGreen code if applicable)	3					3			A	R		
Yes	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	1					1			A	R		
Yes	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	1					1			A	R		
Yes	3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)	2					2			R	R		
	Total Points Available in Plumbing = 12	9											
H. HEATING, VENTILATION & AIR CONDITIONING				Points Available Per Measure									
	1. Properly Design HVAC System and Perform Diagnostic Testing												
Yes	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	4		4					R		R		
TBD	b. Test Total Supply Air Flow Rates [*This credit is a requirement associated with J4: EPA IAP]	0		1							R		
TBD	c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)	0		1					A	A			
	2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]												
TBD	a. Furnaces	0			2				R				
TBD	b. Water Heaters	0			2				R				
TBD	3. Install High Performing Zoned Hydronic Radiant Heating	0		1	1			A	A				
TBD	4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants	0	1								R		
	5. Design and Install Effective Ductwork												
TBD	a. Install HVAC Unit and Ductwork within Conditioned Space	0		1				A	A				
TBD	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	0		1					R				
TBD	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	0		1					R				
TBD	6. Install High Efficiency HVAC Filter (MERV 6+) [*This credit is a requirement associated with J4: EPA IAP]	0			1					R			
TBD	7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards [*This credit is a requirement associated with J4: EPA IAP]	0			1				R		R		
Yes	8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)	1			1					R			
	9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)												
Yes	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	1		1						A	A		
Yes	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	1		1					R				
TBD	c. Automatically Controlled Integrated System with Variable Speed Control	0		3				R	R				
	10. Advanced Mechanical Ventilation for IAQ												
Yes	a. *Required:* Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) [*This credit is a requirement associated with J4: EPA IAP]	Y			R				A	A	R		
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1				A	A	R		
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2			R	A	A			
Yes	11. Install Carbon Monoxide Alarm(s) (or No Combustion Appliances in Living Space and No Attached Garage) (*This credit is a requirement associated with J4: EPA IAP]	1			1					R			
	Total Points Available in Heating, Ventilation and Air Conditioning = 27	8											
I. RENEWABLE ENERGY				Points Available Per Measure									
TBD	1. Pre-Plumb for Solar Water Heating	0				1		A	A				
TBD	2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof	0				1		A	A				
	3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) *Enter % total energy consumption offset, 1 point per 4% offset*	0		23						A	R		
	Total Available Points in Renewable Energy = 27	0											
J. BUILDING PERFORMANCE				Points Available Per Measure									
	1. Building Envelope Diagnostic Evaluations												
TBD	a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with J4: EPA IAP]	0									R		
TBD	b. House Passes Blower Door Test [*This credit is a requirement associated with J4: EPA IAP]	0									R		
TBD	c. Blower Door Results are Max 2.5 ACH_{50} for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH_{50} for Balanced Systems (2 Total Points for J1b. and J1c.)	0									R		
TBD	d. House Passes Combustion Safety Backdraft Test	0									R		
15%	2. *Required:* Building Performance Exceeds Title 24 (Minimum 15%) *(Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)*	30		≥30				R					

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TBD	3. Design and Build Near Zero Energy Homes *(Enter number of points, minimum of 2 and maximum of 6 points)*	0		6						A	R		
TBD	4. Obtain EPA Indoor airPlus Certification *(Total 42 points, not including Title 24 performance; read comment)*	0			2						R		
Yes	5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)	1		1				R			A		
	6. Participation in Utility Program with Third Party Plan Review												
TBD	a. Energy Efficiency Program (*This credit is a requirement associated with J4: EPA IAP)	0		1				A			A		
TBD	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1				A			A		
	Total Available Points in Building Performance = 45+	31											
K. FINISHES				Points Available Per Measure									
TBD	1. Design Entryways to Reduce Tracked-In Contaminants	0		1						R			
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)												
Yes	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) (*This credit is a requirement associated with J4: EPA IAP)	1		1							R		
Yes	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs Regardless of Sheen)	2		2							R		
Yes	3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) (*This credit is a requirement associated with J4: EPA IAP)	2		2							R		
Yes	4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)	2		2							R		
TBD	5. Use Recycled-Content Paint	0				1					R		
	6. Use Environmentally Preferable Materials for Interior Finish A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local												
TBD	a. Cabinets (50% Minimum)	0				3				A	A		
TBD	b. Interior Trim (50% Minimum)	0				2				A	A		
TBD	c. Shelving (50% Minimum)	0				2				A	A		
TBD	d. Doors (50% Minimum)	0				2				A	A		
TBD	e. Countertops (50% Minimum)	0				2				A	A		
Yes	7. Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (CALGreen code if applicable) (*This credit is a requirement associated with J4: EPA IAP)	Y				6		A		A	R		
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates												
Yes	a. Doors (90% Minimum)	1				1			A	A	A		
TBD	b. Cabinets & Countertops (90% Minimum)	0				2				A	A		
TBD	c. Interior Trim and Shelving (90% Minimum)	0				1				A	A		
TBD	9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb	0				3					A		
	Total Available Points in Finishes = 27	6											
L. FLOORING				Points Available Per Measure									
TBD	1. Use Environmentally Preferable Flooring (Minimum 15% Floor Area) A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, F) Local *Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs.*	0				1				A	A		
TBD	2. Thermal Mass Floors (Minimum 50%)	0		1				A		A			
TBD	3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore (*This credit is a requirement associated with J4: EPA IAP)	0				1				A	A		
Yes	4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)	Y								R	R		
	Total Available Points in Flooring = 8	0											
M. APPLIANCES AND LIGHTING				Points Available Per Measure									
Yes	1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)	2		1			1			A	A		
	2. Install ENERGY STAR Clothes Washer												
Yes	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	3		1			2			A	A		
TBD	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	0					2			A	A		
	3. Install ENERGY STAR Refrigerator												
Yes	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	1		1						A	A		
TBD	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1						A	A		
	4. Install Built-In Recycling Center or Composting Center												
Yes	a. Built-In Recycling Center	1				1				R			
TBD	b. Built-In Composting Center	0				1				R			
	5. Install High-Efficacy Lighting and Design Lighting System												
Yes	a. Install High-Efficacy Lighting	1		1				A		R	R		
TBD	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0		1				A		A	R		
	Total Available Points in Appliances and Lighting = 13	8											
N. OTHER				Points Available Per Measure									
Yes	1. *Required*: Incorporate GreenPoint Rated Checklist in Blueprints (*This credit is a requirement associated with J4: EPA IAP)	Y				R		R					
TBD	2. Pre-Construction Kick-Off Meeting with Rater and Subs	0	1								R		
TBD	3. Homebuilder's Management Staff are Certified Green Building Professionals	0	1								R		
	4. Develop Homeowner Education												
Yes	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) (*This credit is a requirement associated with J4: EPA IAP)	2		1			1				R		
Yes	b. Conduct Educational Walkthroughs (Prerequisite is N4a) (*This credit is a requirement associated with J4: EPA IAP)	1		1							R		
TBD	5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program	0		1						A	R		
	Total Available Points in Other = 6	3											
O. COMMUNITY DESIGN & PLANNING													
	1. Develop Infill Sites												
TBD	a. Project is an Urban Infill Development	0	1			1		A	A	A	R		
TBD	b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	0	2					A	A	A	R		
TBD	2. Build on Designated Brownfield Site	0	3								R		
	3. Cluster Homes & Keep Size in Check												
TBD	a. Cluster Homes for Land Preservation	0	1			1		R			R		
TBD	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0	1			1		R			R		
0	c. Home Size Efficiency	0				1		R					
	4. Design for Walking & Bicycling												
	a. Site Has Pedestrian Access Within 1/2 Mile of Community Services: TIER 1: Enter Number of Services Within 1/2 Mile 1) Day Care 2) Community Center 3) Public Park 4) Drug Store 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold TIER 2: Enter Number of Services Within 1/2 Mile 1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware 5) Theater/Entertainment 6) Fitness/Gym 7) Post Office 8) Senior Care Facility 9) Medical/Dental 10) Hair Care 11) Commercial Office or Major Employer 12) Full Scale Supermarket												
	i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1						A	A	R		
	ii.10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1						A	A	R		
TBD	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile	0	1						A	A	R		

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TBD	c. Install Traffic Calming Strategies (Minimum of Two): - Designated Bicycle Lanes are Present on Roadways; - Ten-Foot Vehicle Travel Lanes; - Street Crossings Closest to Site are Located Less Than 300 Feet Apart; - Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands	0	2						A	R	R		
	5. Design for Safety & Social Gathering												
Yes	a. All Home Front Entrances Have Views from the Inside to Outside Callers	1	1							R			
TBD	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors	0	1						A	A			
TBD	c. Orient Porches (min. 100sf) to Streets and Public Spaces	0	1					A	A	A			
TBD	d. Development Includes a Social Gathering Space	0	1					R		R	A		
	6. Design for Diverse Households (6a. Is a Prerequisite for 6b. and 6c.)												
TBD	a. All Homes Have At Least One Zero-Step Entrance	0	1							R			
TBD	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	0	1							R			
TBD	c. Locate Half-Bath on the Ground Floor	0	1						R				
TBD	d. Provide Full-Function Independent Rental Unit	0	1					R		A			
	Total Achievable Points in Community Design & Planning = 35	1											
P. INNOVATION			Possible Points										
	A. Site												
	1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.)												
TBD	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	0	1					A	A	A			
TBD	b. Install Bio-Retention and Filtration Features	0	2					A	A	A			
TBD	c. Route Downspout Through Permeable Landscape	0	1					A	A	A			
TBD	d. Use Non-Leaching Roofing Materials	0	1					A	A	A			
TBD	e. Include Smart Street/Driveway Design	0	1					A	A	A			
TBD	2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3								R		
	C. Landscape												
TBD	1. Meet Local Landscape Program Requirement	0					2				R		
	D. Structural Frame & Building Envelope												
	1. Design, Build and Maintain Structural Pest and Rot Controls												
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	0				1				R			
Yes	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood	1				1			R		R		
TBD	2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements [*This credit is a requirement associated with J4: EPA IAP]	0			1	1			R	R			
	E. Exterior												
TBD	1. Vegetated Roof (Minimum 25%)	0	2	2				R		R			
	G. Plumbing												
TBD	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)	0					1	R	R				
TBD	2. Greywater System Operational (Includes Washing Machine at Minimum)	0					2	R	R	R			
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	0					1		A	A	R		
TBD	4. Composting or Waterless Toilet	0					2			A	R		
TBD	5. Install Drain Water Heat-Recovery System	0		1					R				
TBD	6. Install a Hot Water Desuperheater	0		2				A	R				
	H. Heating, Ventilation, and Air Conditioning												
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7) [*This credit is a requirement associated with J4: EPA IAP]	0			1			R		R	R		
TBD	2. Design HVAC System to Manual T for Register Design	0		1					A	A	R		
	K. Finishes												
TBD	1. Materials Meet SMaRT Criteria *(Select the number of points, up to 5 points)*	0				5		A	A	A	R		
	N. Other												
TBD	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				2					R		
	2. Educational Signage of Project's Green Features												
TBD	a. Promotion of Green Building Practices	0	1								R		
TBD	b. Installed Green Building Educational Signage	0	1								R		
	3. Innovation: List innovative measures that meet green building objectives. Enter in the number of points in each category for a maximum of 4 points for the measure in the blue cells. Points achieved column will be automatically fill in based on the sum of the points in each category. Points and measures will be evaluated by Build It Green.												
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0	A	A	A	R		
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0	A	A	A	R		
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0	A	A	A	R		
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0	A	A	A	R		
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0	A	A	A	R		
	Total Achievable Points in Innovation = 33+	1											
Q. CALIFORNIA CALGreen CODE			Possible Points										
Yes	0. Home meets all applicable CALGreen measures listed in above Sections A - P of the GreenPoint Rated checklist.	Y	R										
	The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions. *The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.*												
TBD	1. CALGreen 4.106.2 Storm water management during construction.	N							R	R			
TBD	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	N								R			
TBD	3. CALGreen 4.303.1 As an alternative to perscriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	N									R		
TBD	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	N							R				
TBD	5. CALGreen4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	N								R	R		
TBD	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	N						R	R				
TBD	7. CALGreen 4.505.3 19% moisture content of building framing materials	N							R		R		
TBD	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	N									R		
	Total Achievable Points in California Green Code = 0	0											
Summary													
	Total Available Points		44	96+	44	109	59						
	Minimum Points Required		0	30	5	6	9						
	Total Points Targeted	**107**	**4**	**44**	**12**	**13**	**34**						

Project has met all minimum requirements

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site meeting would continue at 10 Sioux Way as soon as ASCC members could convene at the property.

Preliminary Architectural Review for new residence with detached guest house, and related site improvements, and Site Development Permit X9H-645, 10 Sioux Way, Clark

At approximately 3:50 p.m. ASCC members Hughes, Breen, Koch and Warr convened at the Sioux Way property for preliminary review of the subject application. As one of the applicants and the architect for this project, ASCC member Clark was not present and did not participate in project consideration.

Staff and town officials present were:

Jeff Aalfs, town council liaison
Tom Vlasic, town planner
Steve Padavon, interim planner manager
David Ross, incoming ASCC member (i.e., as of 1/1/13)
Judith Murphy, Conservation Committee
Paul Heiple, Conservation Committee

Others* present relative to the proposal for 10 Sioux Way were:

Deirdre Clark, applicant
Bob Cleaver, project landscape architect
Jason Schmidt, 20 Sioux Way

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*Others may have been present during the course of the site meeting but did not formally identify themselves for the record.

Padovan presented the December 10, 2012 staff report on this preliminary review of the subject applications for residential development of the subject 1.09-acre, vacant Arrowhead Meadows subdivision property. It was explained that the preliminary review would continue at the regular evening meeting and that project consideration would then be continued to the regular January 14, 2013 ASCC meeting. It was clarified that this continuance would provide time for design refinements being considered by the applicant and also for the development of responses to specific preliminary review comments.

ASCC members considered the staff report and the following plans dated "Received December 4, 2012" unless otherwise noted:

Sheet A-0: Cover Sheet
Sheet A-1: Impervious Surface and Floor Area Calculations
Sheet A-2: Site Plan
Sheet A-3: Main Dwelling; Floor Plan
Sheet A-4: Main Dwelling; Roof Plan
Sheet A-5: Main Dwelling; East and South Elevations
Sheet A-6: Main Dwelling; West and North Elevations
Sheet A-7: Guest House; Floor Plan and Elevations
Sheet A-8: Exterior Lighting Plan
Sheet L-1: Landscape Plan; Cleaver Design Associates, 11/612
Sheet C-1: Topographic Survey Plan; MacLeod and Assoc., 8/24/12
Sheet C-2: Preliminary Grading and Drainage; MacLeod and Assoc., 11/2/12

Sheet C-3: Erosion and Sedimentation Control; MacLeod and Assoc., 11/2/12

Also available for reference were the following materials submitted in support of the proposed plans:

- Color Board, dated "Received 11/19/12," which includes stucco colors, cedar siding stain colors, window cladding, metal roof color and plaster/hardscape colors.
- Exterior Material Specifications and lighting fixture types including "cut sheets" on the light fixtures.
- Completed "Build-It-Green Green Point Rated Project Checklist" with 138 points for the dwelling (target of 113) and 107 for the guest house (target of 25).
- Completed Outdoor Water Use Efficiency Checklist.

Deirdre Clark and Bob Cleaver presented the project to the ASCC. They reviewed the story poles set to model the proposed house and guest house and also described the conditions associated with the previously graded house pad and driveway access. They explained the proposed plans and how they relate to the improvements at the northwest end of the "pad" that accommodates residential uses for 10 Sioux Way. Mr. Jason Schmidt was present and participated in the discussion of site conditions and how the proposals would relate to development on his property.

Mr. Schmidt acknowledged that some of the improvements on his property were within the side setback area along the boundary common with the subject site. He, however, worried that the current plan proposals don't reflect the pattern of traffic flow and other conditions associated with the established use of his site and that this could lead to neighbor conflicts that could be avoided with some plan adjustments.

Deirdre Clark noted that after the story poles were installed it was clear to the design team that adjustments were needed due to the apparent mass of the proposed house and that currently efforts are being made to reduce the massing, particularly at the northwest, master bedroom end and to reduce the height of the clerestory element.

As the site was being inspected, it was noted that the story poles did not appear to fully model the proposed covered porch extension on the south side of the building pad. It was suggested that given the need for outdoor use area and the history of fill conditions, consideration by given to moving the proposed house further to the north.

ASCC members also considered views from off site including the upper portion of Sioux Way. Given established pad and driveway conditions and sensitive view corridors, it was suggested that a two story design solution be considered with the development moved away from the northwesterly property line and toward the base of the slope at the northerly side of the parcel.

Attention was also focused on the proposed driveway improvements and ASCC members concurred with the recommendations of the conservation committee that the plans should be changed to ensure the two blue oaks along the driveway now proposed to be removed be saved.

After the site discussions and sharing of preliminary comments, ASCC members agreed that they would offer additional comments on the proposal at the regular evening ASCC meeting. Members thanked the applicants and neighbor for participation in the site

meeting. Thereafter, project consideration was continued to the regular evening ASCC meeting.

Adjournment

The special site meeting was adjourned at 4:50 p.m.

proposal generally acceptable, but with more need to take actions relative to glazing, skylights and deck extension to enhance privacy and view impacts from locations to the west. Other suggestions were to move the guest house off of the "point" at the south end of the building pad and, perhaps, move it toward the main house but, again, opinions differed as to how changes might impact views from off site. In any case, there is the need for more analysis to ensure that the final design and siting take into account privacy and view concerns.

5. The plans for the upper level of the garage need to be clarified and consideration should be given to elimination of the upper level garage windows facing to the west.

6. The lighting plan and, particularly, the use of the pendant fixtures in the trellis areas, needs to be reconsidered to ensure minimum potential for light spill, particularly given the exposure of the site to views across it at night. Pool lighting needs to be clarified and planned so as to minimize potential for night impacts from off site. There should be minimum need for lighting at the guest house and all but the minimum amount of exterior lighting should be considered. Further, the glass wall on the west side of the bath area should be reconsidered due to concern over light spill or the plans clarified to resolve this as a potential issue.

7. The roof material and color are acceptable, but the finish should not be painted on to the metal. A roof with the color integrated into the metal should be selected to avoid maintenance issues and potential for deterioration and visual impact concerns.

8. The oak at the guest house with SOD likely needs to be removed and replaced with oaks for additional screening.

9 Impervious surface area data needs to be updated and clarified as to conformity with town limitations.

Overall the emphasis of comments were on the two story and guest house elements and the need to "soften" these elements relative to potential for impacts on views from the west. Following presentation of preliminary comments, project consideration was continued to the January 14, 2013 regular ASCC meeting.

Following consideration of the above project Warr returned to his ASCC position. Also, prior to consideration of the following matter, Clark, as the "applicant," temporarily left his ASCC position and the meeting room.

Preliminary Architectural Review for new residence with detached guest house, and related site improvements, and Site Development Permit X9H-645, 10 Sioux Way, Clark

Padovan presented the December 10, 2012 staff report on this preliminary review of the subject applications for residential development of the subject 1.09-acre Arrowhead Meadows subdivision property. He reviewed the events of the afternoon site meeting and the comments offered at that meeting. (Refer to above site meeting minutes that include a listing of project plans and application materials.)

Deirdre Clark, applicant, and Bob Cleaver, project landscape architect, were present to discuss the project with ASCC members. They offered the following responses and clarification to the input received at the site meeting:

- A two-story design is not desired and considered inappropriate for the site and the applicant's needs.

- The clerestory height will be reduced and the scale of the master bedroom area also reduced.

- The window relationships with the neighbor at 20 Sioux Way will be considered and adjustments made as appropriate.

- Consideration will be given to the driveway changes needed to save the two blue oaks now proposed for removal.

- It is believed that the above changes and the proposed landscaping will address the concerns over the physical relationships with the improvements at 20 Sioux Way.

Public comments were requested. **Eric Patzer, 350 Cervantes Road**, expressed concerns over drainage, erosion and soil stability, particularly if there was to be extensive removal of vegetation along the southerly slopes of the property above his parcel. He also worried over increased potential for noise impacts with vegetation removal.

Cleaver commented that there was not much space between the driveway and the property line common with the Patzer parcel. He offered that much of the vegetation of concern is on the neighboring property. He also advised that care would be taken in cutting of vegetation with the project and there would not be clear cutting of materials.

ASCC members then discussed the proposal and offered the following comments as to the key points of concern from the preliminary review meeting. It was noted that they focus on the broader design issues and don't, at this time, address details of lighting, landscaping, etc.:

1. The story poles confirm that the western end of the proposed house will "stand out" from the site and be somewhat imposing on views from the upper portions of Sioux Way and from the house at 20 Sioux Way that shares the graded building pad with the subject site. More effort needs to be made to gain separation between the developed portions of the two parcels.

2. It is appreciated that the applicant concluded that, after the story poles were in place, visual massing was better understood and additional work is progressing to reduce the massing and visual presence of the master bedroom area. It was also noted that efforts were proceeding to consider reducing the height of the clerestory element.

3. ASCC members still noted that while the house is a "single story" design, it appears more like a two story feature given the height of the clerestory area. It was suggested that a better approach for the site might be a two-story house, with smaller footprint with the house mass moved to the base of the slope on the north side of the site. It was noted that this would provide for more separation from 20 Sioux Way improvements and that with a second story master bedroom views would be still be captured. ASCC members commented that if only a one-story house is desired, it should be kept to the

one-story height limits, i.e., 18 feet and 24 feet and that this would also permit the capturing of the 5% floor area bonus.

4. Further attention appears needed relative to the concerns of the neighbor at 20 Sioux Way relative to patterns of use of their property, including potential conflicts of vehicle movement with the proposed location for the master bedroom. It was acknowledged that the pattern of use and location of the neighbor's garage within the setback area were unusual conditions, but also that there was an opportunity with the proposed project to consider alternatives for more separation and privacy.

5. The driveway design needs to be revised to save the blue oaks as recommended by the conservation committee. Options to do this while still meeting fire district standards were discussed. It was suggested that a driveway grade as high as the allowed 20% maximum be considered and/or low retaining walls along the uphill side of the driveway.

6. The story poles did not appear to fully model the proposed covered porch extension on the south side of the building pad. It was suggested that, given this extension and the pad "fill" conditions, the proposed house be moved to the north to allow for less fill area conflict, reducing the scope of needed re-compaction, and also providing for more outdoor use area on the west side of the pad.

7. Invasive materials on site should be removed, but with care to ensure that the stability of the southerly slopes is not impacted.

Following presentation of preliminary comments, project consideration was continued to the January 14, 2013 regular ASCC meeting.

Following discussion and the continuance of the project, Cleaver commented that he too appreciated all that Carter Warr has done for the town as an ASCC member.

Following discussion of the above request, Clark returned to his ASCC position.

Minutes

Breen moved, seconded by Clark, and passed 4-0-1 (Koch) approval of the November 26, 2012 meeting minutes as drafted.

Adjournment

There being no further business, the meeting was adjourned at 9:16 p.m.

T. Vlasic