TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, February 25, 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*

4:00 p.m.,420 Golden Oak Afternoon session for preliminary consideration of plans for residential redevelopment of a 1.1-acre Alpine Hills parcel. (ASCC review to continue at Regular Meeting)

5:00 p.m.,121 Ash Lane Afternoon session for review of a proposal for a new detached studio accessory structure on a 3.7-acre Westridge Subdivision 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. Architectural Review for Addition of Detached Accessory Structure "Recreation Room/Studio," 121 Ash Lane, Vidalakis

5. New Business:

   a. Staff Referral for Architectural Review – Fence Permit Application, 295 Golden Oak Drive, Keamy

   b. Preliminary Architectural Review – Residential Redevelopment with Swimming Pool and Related Site Improvements, 420 Golden Oak Drive, Woods

6. Commission and Staff Reports

7. Approval of Minutes: February 11, 2013

8. 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: February 22, 2013

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: February 21, 2013

RE: Agenda for February 25, 2013 ASCC Meeting

NOTICE: A special ASCC field meeting has been scheduled for Monday, February 25, 2013 to consider field conditions associated with two projects. The field meeting will begin at *4:00 p.m.* at *420 Golden Oak Drive* for preliminary consideration of plans for residential redevelopment of a 1.1-acre Alpine Hills parcel. The project is discussed under agenda **item 5b., *Woods***. At approximately 5:00 p.m. *the special site meeting will continue at 121 Ash Lane* and this session is for review of a proposal for a new detached studio accessory structure on a 3.7-acre Westridge Subdivision property. This project is discussed under agenda **item 4a. *Vidalakis,*** and the Westridge Architectural Supervising Committee has been specifically asked to participate in the site meeting.

The following comments are offered on the items listed on the February 25, 2013 ASCC agenda.

4a. ARCHITECTURAL REVIEW FOR ADDITION OF DETACHED ACCESSORY STRUCTURE "RECREATION ROOM/STUDIO," 121 ASH LANE, *VIDALAKIS*

Originally, the ASCC was scheduled to consider this request at its January 28, 2013 meeting. The proposal is for approval of a small detached, 504 sf recreation room/studio (studio) on the subject 3.7-acre Westridge Subdivision area parcel (see attached vicinity map). The January review was eventually continued to the February 25th ASCC meeting to allow time for the applicant to address concerns of the Westridge Architectural Supervising Committee (WASC). This effort has not yet been successful and the applicant is now seeking consideration and possible action by the ASCC on the most current version of the plans, or a variation of the plans, as explained below.

For background and reference, attached is the January 23, 2013 staff report prepared for the January 28, 2013 ASCC meeting and the following materials:

- February 13, 2013 letter from Miya Muraki, SWATT MIERS Architects transmitting the enclosed revised, 2/5/13 Enlarged Site Plan Sheet A1.2, showing the proposed studio location modified to have a 50-foot setback from the edge of the Alamos Road pavement.

January 27, February 15 and February 18, 2013 letters from the WASC continuing to take issue with the proposal and calling for changes that would meet the Westridge Subdivision CC&Rs provisions for a 50-foot setback from the Alamos Road right of way property line. (There is, thus, a 20-foot difference between the 30-foot setback provided for on the revised site plan and the 50-foot standard in the Westridge CC&Rs.)

January 31 and February 15, 2013 emails from Nicole Vidalakis relative to communications with the WASC and the town.

Reduced copies of the originally proposed plans are enclosed for reference and are the plans reviewed in the January 23, 2013 staff report. The revised plans only move the structure roughly 5-6 feet to the west to maintain a 50-foot setback from the Alamos Road edge of pavement. Thus, there is very little difference between the original siting and the revised plans. Further, the architectural design and exterior materials match what was approved for the project currently under construction as discussed and evaluated in the January 23rd staff report.

The proposed design of the 504 sf studio is fully consistent with the design framework for the approved house project and the issue that is outstanding is the siting to meet WASC requirement for a minimum 50-foot setback from any street right of way line. Related concerns would be visibility from off site, light spill from window areas and need for additional screen landscaping.

To help focus and, hopefully, bring closure on the debate over the appropriate location, we recommended and the applicant has agreed to have the 3:00 p.m. Monday site meeting as noted at the head of this agenda report. WASC participation in the site meeting is important to the effective consideration of options for studio siting.

In order to keep the studio in a location along the east side of the existing development, and meet the 50-foot setback standard, the studio would need to be moved roughly 32 feet or more to the west. This would increase the finish floor level by 2-3 feet or require significant grading to cut the building into the site so as to not block views from the existing guest house. If the structure were moved further to the west, the finish floor elevation would increase and/or more grading would be needed to keep the roof low and out of views from the existing main house and guest house. In any of these alternative east side locations, views from the east and Alamos Road would likely need some screening with new plantings.

Other east side locations that would conform to the 50-foot setback would be a second story addition on the existing garage/guest house structure with an exterior only stair access for conformity to town accessory structure and guest house policies and standards. The form of a second story could easily match the existing architecture, but clearly the costs would be greater as the just completed garage structure would need to be modified to accommodate the addition. At the same time the existing cedar that would need to be removed for the original and modified ground level proposals could remain and would provided significant screening to a possible upper level, and the garage structure is over 60 feet from the Alamos Road right of way line. An upper level studio would also minimize the foot print of development on the site and the applicant has advised she is willing to consider this option.

A location just west of the intersection of Alamos Road and Ash Lane would be possible, with 50-foot setbacks from each street right of way, but such a location would be more open to views from the two streets and would tend to spread out development over more of the site. Further, this location would have more impact on the approved landscape plan, is not desired by the applicant, and would be more open to views from Ash Lane locations.

The slopes on the west side of the site above Westridge Drive could accommodate the studio, but would also result in more visibility of the studio from Westridge Drive and from the house on the Westridge parcel to the west now under construction. Further, this option would also tend to spread out development more than the original design and would impact views from the applicant's main house.

Options for siting on the north side of the site are constrained by septic system requirements and tree cover. There is a topographic bench that is immediately northwest of the house that could accommodate the structure without apparent impacts on the leachfield area or trees, but this too would spread out development and likely have some impact on views from the house on the parcel to the west and from Ash Lane.

In any case, the intent of the 2/25 site meeting is to consider site conditions and, with the project design team input, alternatives for studio siting and hopefully identify an option that would be acceptable to all parties so that the applicant could proceed to finalize plans for the studio. The findings from the site meeting should be considered and then made use of at the regular ASCC evening meeting to complete direction and, if possible, action on the application. All neighbors and the WASC were sent specific notices relative to the February 25 site and evening ASCC meetings.

5a. STAFF REFERRAL FOR ARCHITECTURAL REVIEW -- FENCE PERMIT APPLICATION, 295 GOLDEN OAK DRIVE, *KEAMY*

(Note: The following report was prepared by Assistant Planner Carol Borck.)

This request is for ASCC approval of fencing proposed within the front setback and along a majority of the western side property line, the full length of the rear property line, and a portion of the eastern side property line of the subject 1.1 acre Alpine Hills property. The attached vicinity map shows the property and surrounding conditions. In February 2010, the ASCC approved plans for a new dwelling at the site and construction was completed in January 2012. During the previous ASCC review process, the applicant had not proposed any new fencing, however, due to the extent of proposed perimeter fencing and the more formal appearance of the iron fencing within the front yard setback, staff has chosen to refer the fence permit application to the ASCC for review and action.

1. **Proposed Fencing**. The proposed fencing is shown on the enclosed "All Fence Company, Inc." documents received February 1, 2013. This submittal includes an aerial and architectural site plans that identify location and types of proposed fencing on the property and elevation details of the fencing styles with color photo examples.

The proposal involves the installation of four-foot tall "ornamental iron" fencing within the front yard setback. This fencing would connect to the column at the existing iron man-gate located off the driveway parking court and match that gate in color and style (gate photo enclosed). This section of fencing would be placed 25' back from the front property line as required by the fence ordinance for domestic fences located within the front setback on properties within a one-acre zoning district. The location of this 25' setback is staked with red string at the site.

The front yard iron fencing will connect to new four-foot tall wood post and welded wire mesh fencing at the western property line. The plans indicate this post and wire fencing would transition up to six feet in height at the 50' front setback line and run the length of this side property line to the rear property line. Upon inspection by staff, it appears that the fence would likely jog out and around the mass of trees/shrubs and dead brush located at this northwest corner of the property. In addition, no trees or shrubs are proposed for removal anywhere on site as the fencing would meander as necessary to avoid existing vegetation, although this is not called out on the plans.

From the northwest property corner, the six-foot post and wire fence would continue the full length of the rear property line to the northeast corner. At this point, it would then continue along the eastern property line for a distance of 52' at which point it would transition to a six-foot ornamental iron for another 50'. Here, the side property line fencing terminates, and an 18' section of the iron fence with a man-gate would connect to the rear corner of the house.

2. **Compliance with fencing ordinance provisions**. The subject 1.1 acre parcel is located within the R-E/1 acre zoning district which does allow for six-foot-high domestic fencing on side and rear property lines and up to four feet high in the front yard setback area if located at least 25' back from the front property line. As noted above, the proposed iron fencing does comply with this requirement. In addition, both the post and wire mesh (2" x 4") and the ornamental iron fencing comply with fence ordinance height limitations and the 50% opacity requirement. The existing iron man-gate is a muddy gray color with a light reflectivity value near 25%, and the proposed iron fencing would match.

   The applicants desire fencing in the proposed locations (as explained in the attached email) in order to provide the maximum amount of enclosed area for their two dogs. The transition from post and wire to ornamental iron fencing along the eastern property line is proposed for aesthetics as it would be the section of fencing most visible to the applicants from the rear room of the house; it would also be visible to the neighboring property. This design also more easily allows for installation of a man-gate in this location.

   The need for a safe enclosed space on the property for these pets is appreciated, and at the same time, it must be determined if the purpose of the fence ordinance would be met with the style and extent of perimeter fencing being proposed. Section 18.43.010 is attached and lists four principles that need to be followed in considering fence permit applications. While the four foot, or even six foot fence, would not impede most wildlife movement, the design and materials should be

considered as well as the visibility of the fencing in relation to maintaining the rural ambiance and open space tradition of the Town.

Prior to acting on this request, ASCC members should visit the site and consider the above comments and any new information that is presented at the February 25th ASCC meeting.

5b. PRELIMINARY ARCHITECTURAL REVIEW – RESIDENTIAL REDEVELOPMENT WITH SWIMMING POOL AND RELATED SITE IMPROVEMENTS, 420 GOLDEN OAK DRIVE, *WOODS*

This is a preliminary review of the subject application for residential redevelopment of this 1.1-acre Alpine Hills subdivision parcel (see enclosed vicinity map for parcel location). The project includes a new, two-story, 5,263 sf Mediterranean style architecture residence with attached garage. Driveway and parking area modifications are planned and these are related to placement of the new garage. Some existing more significant landscape terrace and "boulder" areas would be preserved and these provide for transition from the house pad to the new proposed swimming pool facilities. An existing bocce ball court would also be preserved.

The project proposes to concentrate essentially 100% of the permitted floor area in the new residence, which is also to include a large basement under the majority of the main level of the house. The "basement," which is mostly exempt from the floor area limits, would have an area of roughly 2,800 sf. There are some issues with the design of the proposed "basement " relative to the zoning ordinance basement provisions that may result in some of the lower level counting against the floor area limit. This is discussed further below.

The proposed floor area concentration above the 85% limit is only possible subject to the ASCC making specific findings. These are evaluated on a preliminary basis in this report.

The project plans suggest that the total volume of grading would be 844 cubic yards and under the 1,000 cubic yard threshold requiring planning commission authority on any site development permit. At less than 1,000 cubic yards, but over 100 cubic yards, the ASCC is the approving authority for the site development permit. In this case, an engineered site plan has yet to be prepared and the applicant has advised that once architectural approval is granted, the site development permit would be applied for. There is some risk in this as final grading plans could result in project changes that might have grading exceed the 1,000 cubic yard threshold and/or require reconsideration of the architectural site plans. We have requested some additional detailed data on the grading calculations to provide for more assurance that the planning commission threshold would not be an issue.

The project is shown on the following enclosed plans, unless otherwise noted, dated 1/29/13, and prepared by CJW Architecture:

Sheet: T-01, Title Sheet
Sheet: T-0.2, Exterior Lighting Sections

Sheet: T-.4, Build It Green (*See attached Checklist for corrected BIG target numbers.)*
Sheet SU1, Lea & Braze Engineering, Inc., 6/13/12
Sheet: A-0.1, Demolition Site Plan
Sheet: A-1.1, Site Plan
Sheet: L-1, Landscape Plan, Williams Brothers, Landscapes
Sheet: A-2.1, Main Floor Plan
Sheet: A-3.1, Exterior Elevations

A note on plan Sheet: A-1.1 explains the design objectives of the project and also provides the applicant and design team views on the findings relative to the proposal for floor area concentration. In support of the plans the applicant has provided the following materials that are, unless otherwise noted, attached:

- Revised BIG Checklist received 2/15/13 targeting 229 BIG points whereas a minimum of 228 points is mandated for this project.
- Finish Board, 1/30/13, CJW Architecture (to be presented at ASCC meeting)
- Outdoor Water Use Efficiency Checklist, 2/4/13 (***no*** irrigated turf proposed)

As noted at the head of this memorandum, this preliminary review is to begin with a site meeting that is scheduled to take place at 4:00 p.m. on Monday, February 25th. Story poles have been installed to facilitate the field evaluation. We have also requested site sections through the proposed house and swimming pool area so that the proposed grading and site contour changes can be better understood and these should be available for reference at the site meeting. In addition, an arborist report has been requested but may not be available for the preliminary review meetings.

As suggested by the above comments, there are a number of matters that need clarification before any ASCC action on the plans would be appropriate. Nonetheless, due to the current site conditions and relationships to views from surrounding properties and residences, as well as the request to concentrate 100% of the floor area in the house, it was concluded that obtaining ASCC and neighbor input as soon as possible was important and this input can be used with the other data to help guide any plan refinement process. In any case, at the conclusion of the February 25th review, project consideration should be continued to the regular March 11, 2013 ASCC meeting to permit time for staff and the project design team to address preliminary review comments and issues. Depending on the scope of the comments and concerns, continuance to a later ASCC meeting may also need to be considered.

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

1. **Background, Project Description, Grading and Vegetation Impacts.** We understand from the project architect that the current owner purchased this 1.1-acre Alpine Hills property approximately one year ago. Prior to that time, the existing single-story Ranch style residence was extensively remodeled and a number of landscape projects completed including south side terraces with large boulders and the west side bocce ball court, both to be largely preserved or enhanced with this proposal. Most work was completed with necessary town permits, however, the very large boulders at the driveway intersection with Golden Oak Drive were placed in the public right of way without the benefit of an encroachment permit from the

public works director. Such entry features are not permitted in the public right of way and would have to be removed. Such removal would be a condition to the processing of any building permits for a new project.

The property is a corner parcel with significant street frontages on both Bear Gulch Road and Golden Oak Drive. The parcel address is Golden Oak and the driveway access is from this street. Thus, the front parcel line, for purposes of building setbacks is on the Golden Oak side. A 50-foot setback is required from the Golden Oak right of way and the required setback from all other parcel boundary lines is 20 feet.

The existing single-story house with attached garage is located on a graded pad at roughly elevation 603-604 at the northwest center of the parcel. This pad, with some modifications would contain the proposed replacement residence. The primary changes are removal of exotic/ornamental trees, grading to accommodate access to the new garage placement, basement excavation and grading associated with the proposed swimming pool.

The driveway connection to Golden Oak Drive is immediately east of the house pad and only 2-3 feet lower in elevation than the pad. Thus, driveway access is easily accomplished, but the existing opening for the driveway intersection results in direct views form Golden Oak Drive to the east end of the house. With the proposed project this east elevation (see Sheet: A-3.1) is being changed to essentially a two-story form/mass with a stairway tower element.

The existing driveway access would be preserved, however, along the east side of the driveway an existing 22" eucalyptus tree, a 13" elm and an acacia would be removed and these changes, while consistent with overall town planting objectives, would increase the exposure of the proposed east elevation. To deal with the increased exposure, three large box size valley oaks are proposed immediately to the east of the planned residence. Also, we have requested that, with the planned tree removal, the three guest parking spaces shown along the driveway be moved further into the site so there would be less views to pavement immediately form the street and to also help avoid the potential for vehicles backing out from the most easterly space into the street.

The elevation of Golden Oak as it ascends to the west increases from roughly 600 to 630 at the west end of the site. Thus, views from the higher street locations would be across the top of the house, but from much of the Golden Oak frontage the views would be to the north side proposed two-story elevation. The main second story proposed roof ridge is at about elevation 625-626, with the peak of the stair tower at 631-632. The street elevation at the mid point of the Golden Oak frontage is 612.

While there is extensive vegetation along the Golden Oak Drive right of way, much of the screening on this side of the property is provided by a very large, multi-trunk acacia and there are several acacias on both sides of Golden Oak in the area. The plans propose removal of the acacia and replacement with three 24-inch box size evergreen oaks. Even with the proposed landscaping, however, until materials gain some maturity, removal of the acacia and eucalyptus will open the site to views from much of the north side and the potential view changes need to be considered during

the site meeting. One option would be to develop and implement a plan for phased removal of the acacia.

There are also several oaks on the slope at the northwest corner of the parcel. These are immediately uphill of the grading proposed for the new garage. In addition, an existing 15-inch oak is proposed for removal to accommodate the new garage and access to it. The removal of this oak's canopy will also increase view exposure from the north side. We have requested that an arborist review the plans and make sure that no other northwest side oaks in the area of the garage would be adversely impacted by the proposed grading and retaining wall work.

Elevations along Bear Gulch Road are substantially lower than the 602-603 house pad and range from 560 to 590. Further, the house pad is over 60 feet from the street and separated from it by significant vegetation.

Between the house pad and Bear Gulch Road there is an existing graded bench that currently contains a lawn area at elevation 591-592, i.e., roughly 10 feet below the house pad and 10-12 feet about the adjacent elevation of Bear Gulch Road. The proposed swimming pool is to be on this bench and the pool surface/coping is to be at elevation 600 and that is 8-9 feet about the existing lawn pad level.

The majority of the proposed grading would be to fill around the pool to the 600-foot elevation, but the proposed east side pool wall would be partially exposed. The south end of the wall would be exposed to a height of 8 feet with the exposure tapering with the fill slope to two feet at the north end. We have requested sections and more detailed grading information as we have some concerns with the ability to contain the proposed fill along the downhill side. This should be considered further at the site meeting along with the condition of the existing planting between the pool site and Bear Gulch Road. In any case, it is likely that the landscape plan needs to be modified to provide for more screen and infill planting on the slopes below the pool site.

The site meeting will provide an important opportunity to understand site conditions and the changes that would result from the proposal. In addition, a number of clarifications and considerations as discussed above and in the following comments are needed to assist the ASCC and staff in completing full elevation of the project, particularly in light of the request to concentrate 100% of the floor area in the main house.

2. **Request to concentrate 100% of the permitted floor area in the proposed residence.** Section 18.48.020 of the zoning ordinance (copy attached) sets froth the findings the ASCC must make to permit the desired 100% concentration of floor area in the new house with attached garage. In this case, without the ASCC making the findings, the proposed house floor area would need to be reduced by 790 sf, i.e., 15%. It is also noted that some of the proposed "basement" area, does not appear to fully meet the basement definition in the zoning ordinance and possibly up to 200-300 sf of the area may have to be counted against the floor area limit. If this is the case, likely the basement footprint and design would need to be changed and/or the floor area in the main and second levels reduced. The project architect is considering our concerns and will, hopefully, provide clarifications at the preliminary review meetings.

While the site meeting will be essential to the ASCC's evaluation of the required findings, some preliminary perspectives are offered for consideration. These should be considered along with the applicant's design objective comments on plan Sheet: A-1.1.

The site does clearly have slope constraints and there are also some important oaks that need to be protected, particularly with the extent of non-native trees that eventually need to be removed for fire safety and consistency with town planting guidelines. Further, to limit potential for significant new impacts from grading, the approach to keep new development within the established graded pads is appropriate and this does limit options for placement of permitted floor area. Geology, however, is not a constraint, as almost the entire parcel is designated Sbr, stable bedrock, on the town's map of land movement potential and there are no flood plain area on the property.

While the site slopes result in some reduction in permitted floor area, the calculation allowing for a total site floor area of 5,263 sf is only slightly down from what would otherwise be permitted and with the large basement, the total planned floor area is over 7,000 sf. Even if the plans had to be reduced by as much as 790 sf, the remaining possible floor area would not be considered unusual in comparison to other properties. At the same time, given site slopes and topography conditions, including pad grading for original development, concentrating development at essentially the existing building site and back toward the northwest corner, does reduce potential impacts on views from the immediately surrounding the houses and minimizes the extent of new disturbance.

If the increase in floor area were not granted then the option for use of the 790 sf of residual floor area would likely be in a detached structure. In this case, siting of such a structure would likely be in the area of the bocce ball court, at the east side of the proposed pool terrace or on the oak covered slope below the bocce ball court. In all of these locations, the potential offsite impacts would likely be greater than with a concentration of floor area in the existing house pad area.

In summary, some important floor area clarifications are needed and the site meeting will provide the opportunity for the ASCC to consider the proposals and on and off site conditions and relationships as the necessary findings are evaluated.

3. **Compliance with Floor Area (FA), Impervious Surface Area (IS), height and yard setback limits.** Floor area compliance has largely been discussed in the above comments. In addition, the applicant needs to clarify the intentions relative to the basement level "guest unit." If the intention is clearly to have a town qualified second unit attached to the house, then the boundary for the unit space in the lower level needs to be identified and the floor area verified relative to 750 sf limit for guest units. The other necessary findings for approval of a second unit, as contained in the attached zoning and policy provisions, appear to be satisfied by the plans.

   The total proposed impervious surface (IS) area shown on the plans is 7,812 sf and this is two sf under IS limit. The bulk of the IS area is for the driveway, terrace and pool areas and the covered patios. Detailed IS calculations will need to be provided

with the building permit application to the satisfaction of town planning staff to verify IS compliance.

The proposed mostly two story house ridge heights range from 24 to 25 feet and adhere to both the 28 and 34-foot maximum height limits. The height at top of the stairway tower feature would be approximately 28 feet. The ridge over the south side single story areas is under 18 feet. The plans, in any case do comply with the town's height limits.

Compliance with required yard setbacks is presented on plan Sheet: A-1.1. All required setbacks are adhered too, but setback averaging is used for compliance on the front and west sides. Zoning ordinance allowed setback averaging is a permitted way to satisfy setback standards and does not require any special review or approval by the town.

4. **Project Design and Exterior Materials.** The proposed architecture for the house is of a somewhat, contemporary Mediterranean character. The design has considerable variation on the east, south and west elevations, but is more uniform on the north elevation and that is the view that is presented to the Golden Oak Drive frontage. This elevation extends for roughly 80 feet and the majority of the view would be to the long tile roof and upper level stucco siding. As noted above, phased removal of the acacia would help to buffer views until new oaks are established. If the acacia is removed first, however, the new oaks should be installed as soon as possible, i.e., immediately after the rough grading for the new driveway access is finished, and trees with large canopies should be selected.

   An earlier design for the project was shared with us that included more massing at the south end of the upper level master bedroom. While we appreciate changes made to reduce the massing, we still have concerns over the visual presence that will result from the proposed increase in scale and massing, particularly at the east end and the southeast corner. These scale and massing issues will need to be carefully considered by the ASCC in making the necessary findings for floor area concentration.

   Given the floor area requests, we have also suggested consideration of a somewhat different architectural approach, perhaps a more contemporary Ranch style with a lower profile roof, e.g., standing seam metal or asphalt shingle, and more use of wood elements on the house siding, particularly for the east and north elevations. We appreciate this would be a major departure from the currently proposed style, but believe it would result in less apparent massing and a better fit with neighborhood conditions. The ASCC will need to determine if such a significant change would be needed to support the findings for concentration of floor area.

   The currently proposed exterior material and finishes include finishes:

   - Stained wood siding in a dark finish with a light reflectivity value (LRV) of under 20% and well under the 40% policy maximum. The limited use of the stained wood is shown on the east, south and west elevations. We assume that the stained wood is also proposed for the garage doors and main house doors.

- Integral sand color plaster with a LRV that appears to be close to the 40% policy maximum.
- Barrel tile roofing with a rust brown mixed layout and matte finish and a LRV of that appears, from the photo sample provided to conform to the 40% policy maximum standard.

All wood windows and other trim elements are to have a very dark brown/charcoal finish that is well below the 50% LRV for such trim areas. The proposed stone siding areas are to be a very light veneer that appears well above the 50% LRV for trim areas. In most cases the town has been flexible with use of a natural stone materials and the natural finish for the stone. In this case, due to the potential for massing and visual impacts, we have more concern with the proposed stone finish. In any case, the ASCC will need to consider the above comments and proposed design, materials and finishes during the course of the site meeting.

5. **Landscaping/fencing**. Plans for landscaping are presented on Sheet: L1-1. In general, the concepts presented on this sheet appear consistent with town objectives and guidelines. As discussed at length above, the major issue is the transition from the current condition where more exotic materials account for most of the site screening and these are largely proposed for removal. And, as also discussed above, an arborist needs to be involved to ensure that oaks planned to remain are properly protected.

   We also note that the architectural site plan suggests that the retaining walls for the driveway access to the new garage would be of an engineered design with two parallel elements that we believe are to be each of a maximum height of four feet. A note on the plan states, however, that the design intent is shown on the landscape plan, which suggest a boulder type of wall. Thus, there is some inconsistency in the plans that will need to be clarified to the satisfaction of the ASCC.

   The plans do not indicate any new fencing and we understand that necessary swimming pool security would be satisfied with a pool cover. If there is any intent to install new fencing, this should be clarified to the satisfaction of the ASCC.

6. **Exterior Lighting**. While we do have some concerns with the scope of lighting presented on Sheet: A-1.1, we will reserve comments on these pending discussion of the more significant design issues reviewed above. Final comments on lighting would, however, be provided with the report prepared for the next ASCC meeting on the project.

7. **"Sustainability" aspects of project**. As noted above, the project targets 229 BIG points, whereas under the town's mandatory green building program, the required point total is 228. For this project, compliance with the mandated point total would need to be verified through formal BIG certification.

The ASCC should conduct the February 25th preliminary review, including the site visit and offer comments and reactions to assist the applicant and project design team in preparing any plan modifications or clarifications that may be found necessary to allow

for eventual final action by the ASCC. Project review should then be continued to at least the March 11, 2013 regular ASCC meeting.

6. COMMISSION AND STAFF REPORTS

Staff will be reporting on the following matters:

- The February 13, 2013 joint study session of the town council and planning commission relative to the general plan Meadow Preserve provisions particularly as the study session discussion relates to considerations for private properties within the Portola Road Corridor and the Portola Road corridor plan now underway.

- Status of actions associated with the unauthorized clearing at 18 Redberry Ridge in the Blue Oaks subdivision.

- Recruitment process for "Planning Director" to fill the vacancy created with the retirement of Planning Manager Leslie Lambert and transitioning the new "director" position to "Town Planner" with the projected retirement of the current consultant town planner.

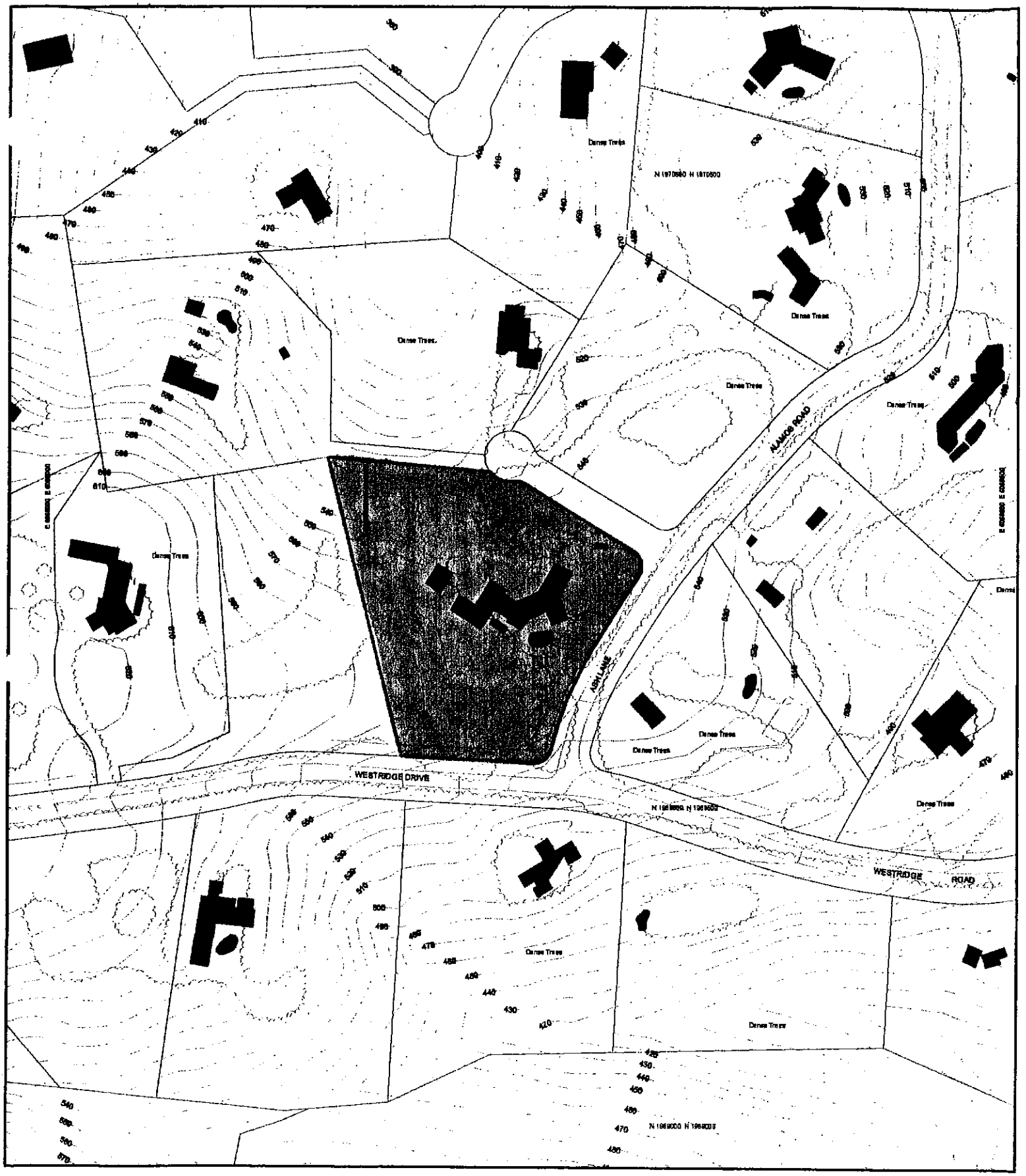
Any other reports staff or ASCC members may have can also be shared at this time.

TCV

encl.
attach.

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

AR ACCESSORY STRUCTURE ADDITION
121 ASH LANE, VIDALAKIS



Vicinity Map
Scale: 1" = 200 feet

Architectural Review for New Residence, Vidalakis/Elsbernd
121 Ash Lane, Town of Portola Valley
March 2010

SWATT MIERS
ARCHITECTS

Robert Swatt FAIA
George Miers AIA

February 13, 2013

RECEIVED
FEB 15 2013
SPANGLE ASSOC.

RECEIVED
FEB 14 2013
TOWN OF PORTOLA VALLEY

Carol Borck
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

Project: Vidalakis - Recreational Room / Studio (0916)
Subject: ASCC Resubmittal

Dear Carol:

In response to the Westridge HOA's letter dated January 27th, we have moved the rec room/studio to the northwest to achieve 50 feet from the public right of way as stated in Westridge's Conditions, Covenants and Agreements. Our client has also reached out the the HOA, and offered to plant additional landscape screening to mitigate the HOA's concerns of sightlines.

As you are aware, we have tried to engage the HOA and are resubmitting a revised site plan to address their concerns. We hope the ASCC will approve the project so we can move forward with this structure while the construction crews are still active on the site.

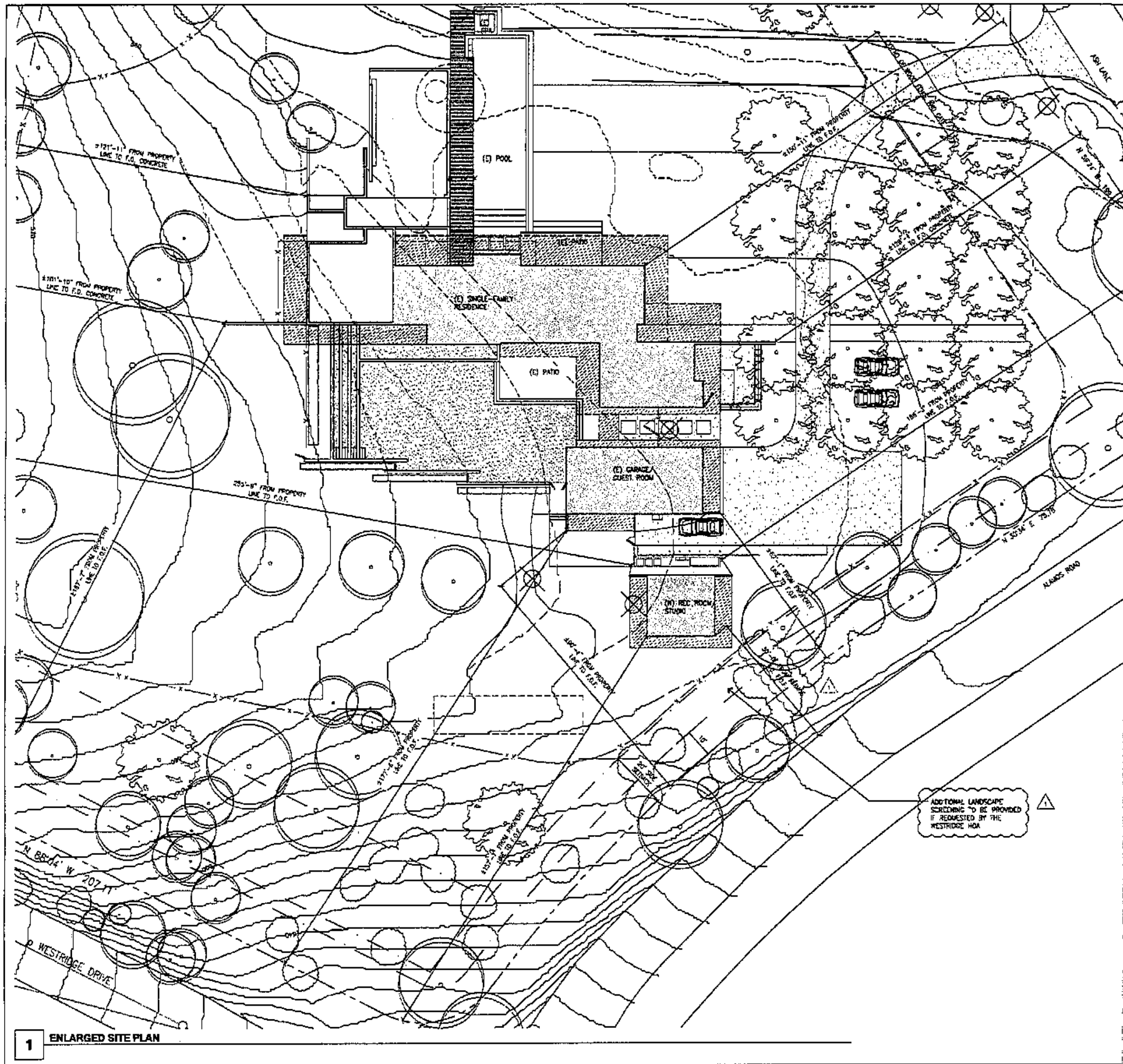
Sincerely,

Miya Muraki
Associate

5845 DOYLE STREET SUITE 104, EMERYVILLE, CA 94608 T: 510.985.9779 F: 510.985.0116 www.swattmiers.com

SWATT | MIERS
ARCHITECTS

5845 Doyle Street,
Suite 104
Emeryville, CA 94608
Tel: 510 985 9779
Fax: 510 985 0116
www.swattmiers.com



1 ENLARGED SITE PLAN

RECEIVED

FEB 15 2013

SPANGLE ASSOC.

SITE PLAN LEGEND

PROPERTY LINE	(E) TREE TO REMAIN
CITY SETBACK LINE	(E) SHRUB
(E) BUILDINGS	(E) TREE TO BE REMOVED
(E) CHANGED GRADE	(N) TREE
(E) GRADE	
(N) GRADE	
(N) FENCE	
SPOT ELEVATION	

REC ROOM/ STUDIO

121 ASH LANE
PORTOLA VALLEY, CA 94028

APN: 077-191-140

Drawn By: MM
Checked By: RS
Job No.: 0916
Issue Date: 12/13/12
Scale: 1"=1/16"

Reference North

Drawing Title

ENLARGED SITE PLAN

A1.2

Sheet

WESTRIDGE ARCHITECTURAL SUPERVISING COMMITTEE
3130 Alpine Rd. # 288 PMB 164 Portola Valley CA 94028

Rusty Day, Chairman; Walli Finch, Treasurer; Bev Lipman, Secretary;
George Andreini, Trails; and David Strohm

The Committee may be reached by mail at the above address or through:
Bev Lipman 854-9199 *bevlipman@sbcglobal.net* or Walli Finch 854-2274

February 18, 2013

Nicole Vidalakis
121 Ash Lane
Portola Valley CA 94028

Re: Studio/Recreation Room, 127 Ash Lane

Dear Nicole,

Carol Borck kindly forwarded to the Committee a copy of your email message to the Town regarding our February 15 letter to you concerning the studio/recreation center you wish to add to your current building project.

As you know, your property, like all Westridge properties, is subject to conditions, covenants and restrictions that govern the development, improvement and use of properties in the Westridge community. These conditions, covenants and restrictions are separate and independent of whatever Town ordinances or policies may also apply to your development, improvement or use of your property, and they are enforced by the Westridge Committee, not the Town.

As you and your architect should know, these covenants prohibit the construction of any structure or other improvement in Westridge without the prior approval of the Westridge Committee. They also expressly prohibit the construction of any residential building or other structure within 50 feet from any public road and trail easement. On Alamos Road, the public road and trail easements extend 40 feet in both directions from the centerline of the roadway. In short, our covenants prohibit the construction of any structure within 90 feet of the centerline of Alamos Road.

You have proposed to build the proposed studio/recreation center entirely within this setback, at a distance of 60-75 feet from the centerline of Alamos Road. We have twice informed you that the Committee rejects this proposal, and we have twice asked you to propose an alternate location for the structure. You should know that the entire Committee has now twice considered your request, and has twice unanimously rejected it.

The Committee does not consider landscape screening as an acceptable alternative to compliance with the setback requirements, particularly where, as here, the location you

propose is entirely within the setback. Nor are we persuaded that a location within the setback between your garage and Alamos Road is the only location on your property suitable for the structure you propose.

The distinctive character and appeal of the Westridge community is attributable in no small part to the compliance of all property owners with the conditions, covenants and restrictions that apply to their properties. The setback restrictions imposed by the Westridge CC&Rs play a particularly important role in creating the distinctive character and appeal of the Westridge community, and serve to distinguish the rural ambiance and visual appeal of the Westridge community from many other neighborhoods within Portola Valley, as a simple drive or walk through the Westridge community and adjoining neighborhoods will immediately attest.

We encourage you to honor the covenants, conditions and restrictions that apply to your deed and propose an alternate location acceptable to the Committee.

Sincerely,

Rusty Day, Chairman

Cc: Carol Borck, Town of Portola Valley
Tom Vlasic, Spangle Associates
WASC members
Miya Muraki, Swatt/Miers Architects

WESTRIDGE ARCHITECTURAL SUPERVISING COMMITTEE
3130 Alpine Rd. # 288 PMB 164 Portola Valley CA 94028

Rusty Day, Chairman; Walli Finch, Treasurer; Bev Lipman, Secretary;
George Andreini, Trails; and David Strohm

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Bev Lipman 854-9199 bevlipman@sbcglobal.net or Walli Finch 854-2274

February 15, 2013

Nicole Vidalakis
121 Ash Lane
Portola Valley CA 94028

Re: Studio/Recreation Room, 127 Ash Lane

Dear Nicole:

The Westridge Committee has reviewed the PDF sketch your architect sent us last week regarding your proposed studio/recreation center. As best we can tell, you have not proposed an alternative location as we requested.

As we previously advised you, the Committee has carefully considered the proposed siting for the proposed structure and do not approve the site you propose. While the sketch indicates that the proposed structure would be almost 50 feet from the edge of Alamos Road, the Westridge covenants do not permit any structure within 50 feet of the Town's road and bridle easement, which extends considerably beyond the point used for your architect's depiction. We believe there are many alternate locations on your property that are available and suitable for the proposed structure. If you wish to proceed with the project, please propose an alternate site for the structure.

As we previously noted, the expansive glass walls of the structure and the resulting light spill they will create at night amplify our concern to ensure that the structure you propose is appropriately sited on your property.

Sincerely,

Rusty Day, Chairman

Cc: Carol Borck, Town of Portola Valley
Bev Lipman, Secretary, WASC
Miya Muraki, Swatt/Miers Architects

WESTRIDGE ARCHITECTURAL SUPERVISING COMMITTEE
3130 Alpine Rd. # 288 PMB 164 Portola Valley CA 94028

Rusty Day, Chairman; Walli Finch, Treasurer; Bev Lipman, Secretary;
George Andreini, Trails; and David Strohm

The Committee may be reached by mail at the above address or through:
Bev Lipman 854-9199 bevlipman@sbcglobal.net or Walli Finch 854-2274

January 27, 2013

Nicole Vidalakis
121 Ash Lane
Portola Valley CA 94028

Re: Studio/Recreation Room, 127 Ash Lane

Dear Nicole,

The Westridge Committee has reviewed your plans, dated December 13, 2012, to add a recreation room/studio to the project currently under construction at 121 Ash Lane. We have also visited the site to examine the story poles you have erected.

We have carefully considered the proposed siting for the proposed structure and do not approve the site you propose. We believe there are many alternate locations on your property that are available and suitable for the proposed structure. If you wish to proceed with the project, please propose an alternate site for the structure.

In general, the Committee encourages homeowners to provide generous setbacks from all Westridge roadways and trails, and we will not approve a site on your property that is less than fifty feet from Alamos Road. The expansive glass walls of the structure and the resulting light spill they will create at night only underscore and amplify our concern to ensure that any such structure is appropriately sited on your property.

Sincerely,

Rusty Day, Chairman

Cc: Carol Borck, Town of Portola Valley
Bev Lipman, Secretary, WASC
Miya Muraki, Swatt/Miers Architects

Nicole Vidalakis <nicole@vidalakis.org> February 15, 2013 5:06 PM
To: Carol Borck <cborck@portolavalley.net>
Cc: "Miya Muraki (mmuraki@swattmiers.com)" <mmuraki@swattmiers.com>, "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, Steve Padovan <SPadovan@portolavalley.net>, Robert Swatt <rswatt@swattmiers.com>
Copy of CC&Rs

Ok thank you Carol. Where may I see a copy of the WASC's CC&Rs for my attorney--Might it be online?
Best,
Nicole

Sent from my iPhone

On Feb 15, 2013, at 2:29 PM, Carol Borck <cborck@portolavalley.net> wrote:

> Hello Nicole,
>
> We appreciate your concerns in this matter, and we will keep your application on the 2/25 agenda. The ASCC may approve the project, however, as you likely know, WASC does need to approve your project under your CC&Rs. You may want to consult with your attorney in this matter.
>
> Thank you,
> Carol
>
> ---
> **From:** Nicole Vidalakis [mailto:nicole@vidalakis.org]
> **Sent:** Friday, February 15, 2013 1:53 PM
> **To:** Carol Borck
> **Cc:** Miya Muraki (mmuraki@swattmiers.com); Tom Vlasic (vlasic@spangleassociates.com); Steve Padovan; Robert Swatt
> **Subject:** Re: 121 Ash
>
> Hi Carol,
> I am a single mother and a full-time working psychologist. I do not have additional time to spend driving/flying to the job site again to explain for a third time why there is only one location for the structure. From this recent correspondence, Rusty did not even read the document he was sent that thoroughly addresses why it cannot be relocated. In fact I have thoroughly addressed all of their objections, and to the letter. Furthermore, they have refused on multiple occasions to reply in a timely manner, and in addition their communications have consistently taken a very confrontational and hostile tone.
>
> I am an extremely patient and reasonable person, but I have now reached my limit, and feel bullied. Although we have satisfactorily and thoroughly addressed their issues, they continue to act in an obstinate and imperious manner, vs one of working together for a resolution.
>
> The WASC has had months, ample time to address us, but for the third time they chose to wait until after even Carol asked them to respond to us and they were told we would miss another Town review. I have thoroughly and reasonably addressed all objections. I have given them months to object, meet, etc and they remain rigid, inconsiderate, and unreasonable. I certainly do not wish to do this, however if the Town continues to choose to indulge the WASC's unreasonable behavior you will force me to begin legal proceedings against the Town as well as the WASC, since the Town does have the legal power to supersede the WASC.

I am willing to do what is right, which I have done; but I am not willing to be bullied and unreasonably held hostage for months when I have been nothing but compliant and immediate to act and address 100% of their objections. The situation has reached this state.

Carol, please confirm my understanding that the Town has the legal authority to vote without the WASC.

Sincerely,

Dr. Nicole Vidalakis

Sent from my iPhone

On Feb 15, 2013, at 1:20 PM, Carol Borck <cborck@portolavalley.net> wrote:

> Hello Everyone,
>
> Based on the comments between WASC and the Ms. Vidalakis, the Town would like to suggest that both WASC and the project team (architect, owner) meet at the site to view and discuss the proposed project and its location. As the structure is moved, visibility from off-site may be increasingly impacted, and it would be beneficial if everyone got together to see the same thing at the same time to facilitate a dialog on a solution.
>
> The project will be before the ASCC on 2/25 and ideally you all could meet by Tuesday.
>
> Thank you,
>
> Carol

Carol Borck <cborck@portolavalley.net> February 15, 2013 12:37 PM
To: Tom Vlasic (vlasic@spangleassociates.com) <vlasic@spangleassociates.com>
FW: 120 Ash Lane Studio/Recreation Building

-----Original Message-----
From: Nicole Vidalakis [mailto:nicole@vidalakis.org]
Sent: Friday, February 15, 2013 12:17 PM
To: Carol Borck
Subject: Re: 120 Ash Lane Studio/Recreation Building

Carol,
Obviously this from Rusty at this point is way too late and ridiculous, correct? I know you all at the town will agree we have already addressed their "objections" by adhering 100% to being 50 feet from Alamos like they had sent in writing and using plants for any glare. Plus, again they sent this after they had weeks to reply, just like they did for the past 3 PV review meetings.
We will plan on presenting at the next meeting as scheduled.
Thank you,
Nicole

Sent from my iPhone

On Feb 15, 2013, at 11:11 AM, Rusty Day <dukeandbarney@gmail.com> wrote:

> Dear Nicole,
>
> Attached please find the Westridge Committee's response to the pdf your architect sent to us last week.
>
> Best regards,
>
> Rusty Day
> Chairman, WASC
> <2013.02.15 121 Ash (Vidalakis).pdf>

Carol Borck <cborck@portolavalley.net> January 31, 2013 9:02 AM
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, Steve Padovan <SPadovan@portolavalley.net>
FW: Sight concerns 121 Ash

fyi

From: Nicole Vidalakis [mailto:nicole@vidalakis.org]
Sent: Thursday, January 31, 2013 8:51 AM
To: bevlipman@sbcglobal.net
Cc: Carol Borck; Robert Swatt; Miya Muraki; Nicole Vidalakis
Subject: Sight concerns

Dear Rusty and Bev,
Thank you so very much for your comments—I know of course your goal is to preserve the look and feel of the town, and we are completely on your same page--I plan to live here forever, and even for safety reasons I certainly do not want passers by to be able to see into the little studio, especially when my daughter and I are working in there now that we will be living alone.
Luckily the glare and the setback/sightline can be addressed in this particular case with careful and specific plantings, which I am 100% open to having you suggest which plants you think would work best there—also, it may not be clear on that set of drawings, but the structure is now almost 50 feet from Alamos.
Also, Carol in the town office has all of my contact information if you happen to misplace it again.
Because of my wish to protect our neighbors' clean sightlines and the location and size of our septic leach field, there is one place on the lot for this structure—the other options would be on top of the hill, which would be right in the sightline or neighbors from every angle (I have deliberately left that view natural and do not plan to disturb it to keep in the spirit of the Westridge aesthetic), and down slope is the considerably large double septic leach field which we are required to have, and on which of course we cannot build.
As soon as you choose the plants send me the list and I will send them directly to my landscaper to add them to our current plan. Hopefully I will hear back from you within 7 days so we can get on the next council agenda.

Thank you so much!
Best,
Nicole Vidalakis and Baby Philomena
nicole@vidalakis.org
200 Brannan Street, #505
San Francisco, CA 94107

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: January 23, 2013

RE: Agenda for January 28, 2013 ASCC Meeting

The following comments are offered on the items listed on the January 28, 2013 ASCC agenda.

5b. ARCHITECTURAL REVIEW FOR ADDITION OF DETACHED ACCESSORY STRUCTURE "RECREATION ROOM/STUDIO," 121 ASH LANE, *VIDALAKIS*

This request is for approval of a detached, 504 sf recreation room/studio on the subject 3.7-acre Westridge Subdivision area parcel (refer to attached vicinity map). This is a small addition to an existing residential redevelopment project currently under construction at the site located immediately northwest of the intersection of Westridge Drive and Alamos Road. The plans for that project were conditionally approved by the ASCC and planning commission (i.e., site development permit X9H-614) in May of 2010. Project construction has proceeded consistent with town approvals and building oversight.

The current request is shown on the following enclosed plans prepared by Swatt – Miers Architects and dated 12/13/12:

Sheet A0.1, Title Sheet
Sheet A0.1.1, Site Plan
Sheet A1.2, Enlarged Site Plan
Sheet A1.3, Floor Plan, Lighting Plan & Roof Plan
Sheet A2.1, Exterior Elevations

In support of the application, the project design team has provided the following materials:

- Materials Board received 12/13/12. A black and white copy of the Board is attached and the color version will be available for reference at the ASCC meeting. It is noted, however, the proposed exterior materials are as approved for the project that is under construction and with a site visit these materials can be viewed and appreciated.

- Cut sheet for proposed soffit down light, received 12/13/12 (attached). Again, this is the fixture approved for soffit use at the site. The proposed fixture locations are shown on plan Sheet A1.3.
- Completed GreenPoint Rated Single Family Home Checklist, received 12/13/12 (attached). The checklist targets 52 BIG points whereas a minimum point total of 50 is required for this project.

The following comments are offered to assist the ASCC consider and act on this proposal.

1. **Project description, site conditions, grading and vegetation impacts, architectural elements, accessory structure provisions**. As noted above, plans for residential redevelopment of this Westridge property were approved by the town in 2010 and construction, consistent with the approved plans, is well underway. The work includes a contemporary design main house located in roughly the center of the site and a detached garage with guest unit east of the main house. Also approved were a swimming pool, landscaping and continued driveway access from Ash Lane. Again, site conditions and work in progress, including application of exterior materials and finishes, can be appreciated with a site visit. Approved plans and the original materials board with actual material samples will be available for reference at the ASCC meeting.

   The current request is to locate a detached, 504 sf recreation room/studio immediately east of the garage/guest unit. The proposed location is identified by story poles and taping at the site. The structure can be developed with minimum grading, but will require removal of a larger cedar tree. The grading would lower the ground elevation by a maximum of roughly two feet to conform grade relationships with adjacent site improvements. Due to this lowering of grade, the low profile of the flat roof structure, i.e., a height of 11 feet, and site location, there should be minimum potential for off site visual impacts or any significant increase in apparent massing relative to the scope of the already approved project. Further, the consistent use of materials and finishes would ensure harmony with existing conditions. These include mahogany wood siding and clear anodized aluminum window and door frames.

   Since the property already includes a detached guest house, the ASCC must determine that the proposed building is not an additional second unit and that it can be easily converted to a second unit or easily attached to the existing second unit to create a second unit larger than 750 sf. A copy of the town's accessory structure policies is attached for reference.

   In this case, the proposed 504 sf studio is 22 feet away from the 490 sf guest house and garage structure and connection of the spaces due to this distance would not be easily accomplished. Further, the studio/rec room includes only one large room with a sink and the powder room does not include a shower. The design, thus, does appear to fully conform to the accessory structure policies.

   We have not yet received input on the project from the Westridge Architectural Supervising Committee, but have been attempting to find the status of committee review and will update the ASCC at the 1/28 meeting.

2. **Compliance with Floor Area (FA), Impervious Surface Area (IS), and height limits.** The total proposed site floor area with the new structure would be 7,719 and this would be just under the maximum limit of 7,764 sf. The total area proposed in the main house would not change with the project.

   The existing total impervious surface (IS) area with the 2010 approval is 13,800 sf and this is within 459 sf of the IS limit of 14,259 sf. The plans state that no new IS is proposed. Under zoning standards, however, the concrete surface under the roof overhang must be counted, and this is approximately 370 sf. Thus, the IS limit would not be exceeded, but it would be, practically, fully used with this project. The plans should be corrected relative to the IS numbers to be consistent with town standards.

   The maximum height of the studio would be less than 12 feet and would fully conform to the 28-foot and 34-foot height limits.

   Compliance with required setbacks is demonstrated on Sheet A1.2. The proposed structure is just at the 20-foot setback required from Alamos Road and well removed from all other required setback areas.

3. **Landscaping and fencing.** The ASCC approved landscaping plan for the 2010 project include planting to screen views to the site from Alamos Road and the proposed structure does not conflict with the approved plan. The ASCC, however should consider the impacts on views that result from the removal of the cedar tree and determine if any additional screen planting is needed. A copy the approved landscape plan will be available for ASCC consideration at the 1/28 meeting.

   No new fencing is proposed with the project. The "new" fencing identified on the site plan is the fencing approved with the 2010 project.

4. **Exterior Lighting.** Plan Sheet A1.3 shows the proposed entry door location for the one new soffit light and the fixture cut sheet is attached. The one light is required at the entry door and no other new lights are proposed.

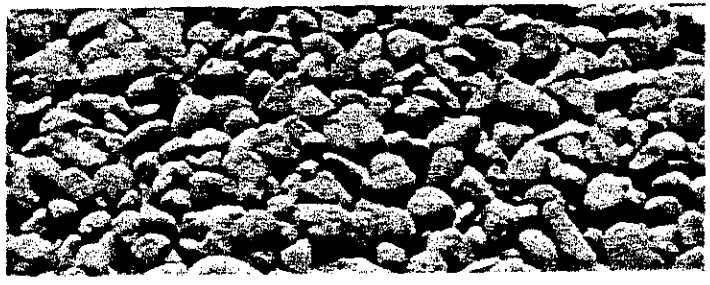
5. **"Sustainability" aspects of project.** In this case, the above reference and attached checklist targets 52 points. The mandated minimum point total for this project is 50 and formal greenpoint rating certification would be required.

Prior to acting on this request, ASCC members should visit the project site and consider the above comments as well as any new information presented at the January 28, 2013 ASCC meeting.

MATERIAL BOARD

B

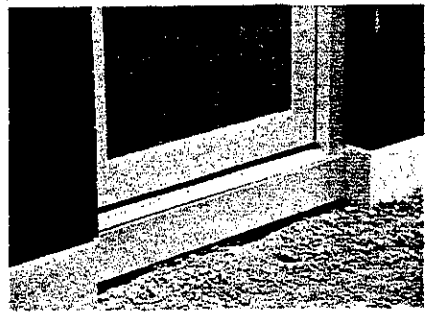
C



LEGEND

A MAHOGANY WOOD SIDING
B CLEAR ANODIZED ALUMINUM
C PAMY PEBBLES

A



A+C

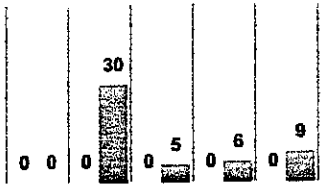
VIDALAKIS - ACCESSORY BUILDING/121 ASH LANE

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: 0



RECEIVED
DEC 13 2012
TOWN OF PORTOLA VALLEY

RECEIVED
DEC 14 2012
SPANGLE ASSOC.

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						
TBD	a. Protect Topsoil and Reuse after Construction	0	1				1
TBD	b. Limit and Delineate Construction Footprint for Maximum Protection	0					(1)
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)						
TBD	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	N				R	
TBD	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	0				2	
TBD	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	0				2	
	3. Use Recycled Content Aggregate (Minimum 25%)						
TBD	a. Walkway and Driveway Base	0				(1)	
TBD	b. Roadway Base	0				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 IAP]						
TBD	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	0			(1)		
TBD	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0			1		
	Total Points Available in Site = 12	0	3				
B. FOUNDATION			Possible Points				

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	0				(2)		
TBD	**2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)**	0				2		
TBD	**3. Use Radon Resistant Construction** [*This credit is a requirement associated with J4: EPA IAP]	0			(2)			
TBD	**4. Install a Foundation Drainage System** [*This credit is a requirement associated with J4: EPA IAP]	0				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)		
TBD	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0				(1)		
	Total Points Available in Foundation = 12	0	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.*							
TBD	**1. Group Plants by Water Needs (Hydrozoning)**	0					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							
TBD	a. No Invasive Species Listed by Cal-IPC Are Planted	0					(1)	
TBD	b. No Plant Species Will Require Shearing	0				1		
TBD	c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species	0					3	
	4. Minimize Turf in Landscape Installed by Builder							
TBD	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	0					2	
TBD	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							
TBD	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	0					2	
TBD	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							

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	0					1	
TBD	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	0					1	
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		
TBD	**13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	0	(1)					
	Total Points Available in Landscape = 35	0	2					
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		
TBD	b. Door and Window Headers are Sized for Load	0				(1)		
TBD	c. Use Only Cripple Studs Required for Load	0				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							
TBD	a. Engineered Beams and Headers	0				(1)		
TBD	b. Wood I-Joists or Web Trusses for Floors	0				1		
TBD	c. Engineered Lumber for Roof Rafters	0				(1)		
TBD	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
TBD	e. Oriented Strand Board for Subfloor	0				(1)		
TBD	f. Oriented Strand Board for Wall and Roof Sheathing	0				(1)		
TBD	**4. Insulated Headers**	0		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							
TBD	a. Minimum 16-Inch Overhangs and Gutters	0				(1)		
TBD	b. Minimum 24-Inch Overhangs and Gutters	0		(1)				
	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			

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	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	0	7					
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		
TBD	**3. Install a Rain Screen Wall System**	0				2		
TBD	**4. Use Durable and Non-Combustible Siding Materials**	0				1		
TBD	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	0				(2)		
	Total Points Available in Exterior = 8	0	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	3					
G. PLUMBING			Possible Points					
	1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)							
TBD	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]	0		(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							
TBD	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)	0					3	
TBD	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	0					(1)	
TBD	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	0					(1)	
TBD	**3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)**	0					(2)	
	Total Points Available in Plumbing = 12	0	6					
H. HEATING, VENTILATION & AIR CONDITIONING			Possible Points					
	1. Properly Design HVAC System and Perform Diagnostic Testing							
TBD	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]	0		4				
TBD	b. Test Total Supply Air Flow Rates [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)	0		1				

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]							
TBD	a. Furnaces	0			2			
TBD	b. Water Heaters	0			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				
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)			
TBD	**8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)**	0			(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				
TBD	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	0		1				
TBD	c. Automatically Controlled Integrated System with Variable Speed Control	0		3				
	10. Advanced Mechanical Ventilation for IAQ							
TBD	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]	N			(R)			
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			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	0	5					
L. 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				

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	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				
TBD	d. House Passes Combustion Safety Backdraft Test	0			1			
0%	2. *Required:* **Building Performance Exceeds Title 24 (Minimum 15%)** *(Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)*	0		≥30				
TBD	3. **Design and Build Near Zero Energy Homes** *(Enter number of points, minimum of 2 and maximum of 6 points)*	0		6				
TBD	4. **Obtain EPA Indoor airPlus Certification** *(Total 42 points, not including Title 24 performance; read comment)*	0			2			
TBD	5. **Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)**	0		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+	0	1					
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)							
TBD	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]	0			(1)			
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs Regardless of Sheen)	0			(2)			
TBD	**3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]**	0			(2)			
TBD	**4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)**	0			(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		

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
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		
TBD	**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]	N			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	0	7					
			Possible Points					
L. FLOORING								
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			
TBD	**4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)**	N						
	Total Available Points in Flooring = 8	0	1					
			Possible Points					
M. APPLIANCES AND LIGHTING								
TBD	**1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)**	0		1			1	
	2. Install ENERGY STAR Clothes Washer							
TBD	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	0		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							
TBD	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	0		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							

Enter Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
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	0						
		Possible Points					
N. OTHER							
TBD **1. *Required:* Incorporate GreenPoint Rated Checklist in Blueprints** [*This credit is a requirement associated with J4: EPA IAP]	N				Ⓡ		
TBD **2. Pre-Construction Kick-Off Meeting with Rater and Subs**	0	1					
TBD **3. Homebuilder's Management Staff are Certified Green Building Professionals**	0	1					
4. Develop Homeowner Education							
TBD a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	0		1			1	
TBD b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD **5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program**	0		1				
Total Available Points in Other = 6	0						
		Possible Points					
O. COMMUNITY DESIGN & PLANNING							
1. Develop Infill Sites	0	1			1		
TBD a. Project is an Urban Infill Development	0	2					
TBD b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	0	3					
TBD **2. Build on Designated Brownfield Site**							
3. Cluster Homes & Keep Size in Check	0	①			①		
TBD a. Cluster Homes for Land Preservation	0	2			2		
TBD b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0				9		
c. Home Size Efficiency							
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					

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
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					
TBD	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	0	(1)					
TBD	c. Locate Half-Bath on the Ground Floor	0	1					
TBD	d. Provide Full-Function Independent Rental Unit	0	1					
	Total Achievable Points in Community Design & Planning = 35	0	3					
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					
TBD	b. Install Bio-Retention and Filtration Features	0	2					
TBD	c. Route Downspout Through Permeable Landscape	0	1					
TBD	d. Use Non-Leaching Roofing Materials	0	(1)					
TBD	e. Include Smart Street/Driveway Design	0	1					
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							
TBD	1. Meet Local Landscape Program Requirement	0					(2)	
	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)		
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		
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)		
	E. Exterior							
TBD	1. Vegetated Roof (Minimum 25%)	0	2	2				

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	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+	0	6					
			Possible Points					
Q. CALIFORNIA CALGreen CODE								
No	Home meets all applicable CAL Green measures listed in above Sections A - P of the GreenPoint Rated checklist.	N	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						
TBD	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	N						
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						

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
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						
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						
TBD	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	N						
TBD	7. CALGreen 4.505.3 19% moisture content of building framing materials	N						
TBD	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	N						
	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	0	0	0	0	0	0	
		52						

Project has not yet met the following recommended minimum requirements:

- *Total Project Score of At Least 50 Points*
- *Required measures:*
  - *-A3a: 50% waste diversion by weight*
  - *-H10a: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards*
  - *-J2: 15% above Title 24*
  - *-N1: Incorporate GreenPoint Rated Checklist into blueprints*
- *Minimum points in specific categories:*
  - *-Energy (30 points)*
  - *-IAQ/Health (5 points)*
  - *-Resources (6 points)*
  - *-Water (9 points)*

6" IC LED DOWNLIGHT NEW CONSTRUCTION

IC22LED RECESSED HOUSING

OPEN TRIMS

ORDERING INFORMATION: Housing, trim and accessories each ordered separately.

Example: **IC22LED-3K**

Housing	Color Temperature	
IC22LED	**3K**	3000K
IC22SLED	**35K**	3500K
Smaller footprint bar hangers (Real Nail® 2)	**4IK**	4100K

Example: **24W-WH**

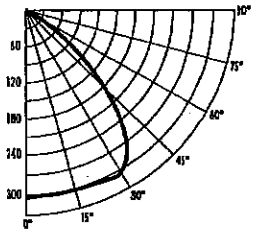
Trim/Description

24W-WH	Conical White Baffle	
24B-WH	Conical Black Baffle	
24B-SC	Conical Black Baffle	
24B-ABZ	Conical Black Baffle	
24B-BL	Conical Black Baffle	
27C-WH	Conical Cone in Clear Alzak®	
27G-WH	Conical Cone in Gold Alzak®	
27B-WH	Conical Cone in Black Alzak®	
27PT-SC	Conical Cone in Pewter Alzak®	
27W-WH	Conical Cone in Gloss White	
27HZ-WH	Conical Cone in Haze	
27WHZ-WH	Conical Cone in Wheat Haze	
27WHZ-ABZ	Conical Cone in Wheat Haze	
9024W-WH	White Octagonal w/ White Baffle	
9324-SC	Luminous Disc (Frosted)	
9524-SC	Chrome Band	
9702	Luminous Collar (Frosted)	

Trim Size: 24, 27, 9324, 9524 - 7⅝" O.D.; 9702 - 7¼" O.D.; 9024 - 8" O.D.
Trim Finish: ABZ - Classic Aged Bronze, BL - Black, SC - Satin Chrome, WH - White.
Alzak is a registered trademark of Alcoa Corp.
Note: In Canada when insulation is present, Type IC fixtures must be used.

PHOTOMETRIC REPORT

Test Report #: LTL14387
Catalog No: IC22LED-35K with 24W-WH Trim
Luminaire Spacing Criterion: 1.5
Luminaire LPW: 49.1



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	303
5	303
15	301
25	305
35	280
45	186
55	61
65	17
75	10
85	4
90	0

Multiplier: 3K - 0.96
41K - 1.03

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60'x60' room)
Ceiling 80% Wall 50% Floor 20%

Spacing	RCR1	RCR3	RCR5
4.0'	46	40	35
5.0'	30	26	22
6.0'	21	18	15
7.0'	17	14	12
8.0'	13	11	10
9.0'	10	9	8
10.0'	7	6	6

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	255	N/A	38.6
0-40°	429	N/A	65.0
0-60°	628	N/A	95.2
0-90°	660	N/A	100.0

INITIAL FOOTCANDLES (One Unit, 13.4W , 89.7° Beam)

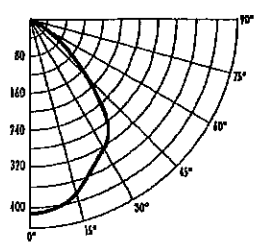
Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	18.9	5.9'
6	8.4	8.8'
8	4.7	11.8'
10	3.0	14.7'

LUMINANCE (Average cd/m²)

Degrees	Average Luminance
45	15790
55	6355
65	2371
75	2259
85	2459

PHOTOMETRIC REPORT

Test Report #: LTL14389
Catalog No: IC22LED-35K with 27C-WH Trim
Luminaire Spacing Criterion: 1.2
Luminaire LPW: 51.0



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	410
5	409
15	389
25	340
35	291
45	182
55	56
65	7
75	0
85	0
90	0

Multiplier: 3K - 0.96
41K - 1.03

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60'x60' room)
Ceiling 80% Wall 50% Floor 20%

Spacing	RCR1	RCR3	RCR5
4.0'	48	41	36
5.0'	31	27	23
6.0'	21	18	16
7.0'	17	15	13
8.0'	14	12	10
9.0'	10	9	8
10.0'	8	7	6

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	305	N/A	44.5
0-40°	485	N/A	70.8
0-60°	676	N/A	98.8
0-90°	684	N/A	100.0

INITIAL FOOTCANDLES (One Unit, 13.4W , 86.1° Beam)

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	25.6	4.9'
6	11.4	7.4'
8	6.4	9.8'
10	4.1	12.3'

LUMINANCE (Average cd/m²)

Degrees	Average Luminance
45	15367
55	5304
65	1916
75	126
85	0

Fixtures tested to IES recommended standard for solid state lighting per LM-79-08. Photometric performance on a single unit represents a baseline of performance for the fixture. Results may vary in the field.

JUNO LIGHTING GROUP by Schneider Electric
1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (847) 827-9880 • Fax (847) 827-2925
220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0024
Visit us at www.junolightinggroup.com

Juno

Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

6" IC LED DOWNLIGHT NEW CONSTRUCTION

IC22LED RECESSED HOUSING

OPEN TRIMS

PRODUCT DESCRIPTION

Dedicated LED, Air-Loc® sealed new construction housing with integral light engine • Can be completely covered with insulation • Fully sealed housing stops infiltration and exfiltration of air, reducing heating and air cooling costs without the use of additional gaskets • LED housing is designed to provide 50,000 hours of life and is compatible with many standard Juno trims • 3 year warranty.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 65W BR30 incandescent while consuming 14W

EcoLEDgy Driven

PRODUCT SPECIFICATIONS

LED Light Engine Cast aluminum heat sink integrated directly with housing provides superior thermal management to ensure the long life of the LED • Replaceable PC board with quick connector mounts directly to heat sink and incorporates the latest generation of high lumen output LEDs binned to Energy Star standards • 3000K, 3500K, or 4100K color temperatures available.

Optical System Computer-optimized internal reflector with specular finish coupled with a high transmission diffusing lens conceals the LEDs and produces uniform aperture luminance • Deep regression of lens produces a low glare, efficient system that produces over 600 lumens using 14 watts of energy.

Aesthetic Trim Selections Compatible with wide selection of existing Juno trims • Shadow free, knife edge design blends seamlessly into ceiling.

LED Driver Universal voltage driver accommodates input voltages from 120 to 277 volts AC at 60Hz • Power factor > 0.9 at 120V input • Driver has integral thermal protection • Driver is dimmable with the use of Juno qualified 120V electronic low voltage wall box dimmers • Mounted between the j-box and housing for easy access and cool operation.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels Energy Star qualified when used with baffle and cone trims • UL listed for through-branch wiring, damp locations • Union made AFL-CIO, UL and cUL, RoHS complaint.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Product specifications subject to change without notice.

HOUSING FEATURES

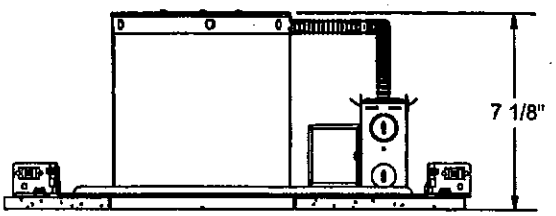
Housing Designed for use in IC (insulated ceiling) or non-IC construction • .032" aluminum housing sealed for Air-Loc compliance • Housing is vertically adjustable to accommodate up to a 1" ceiling thickness.

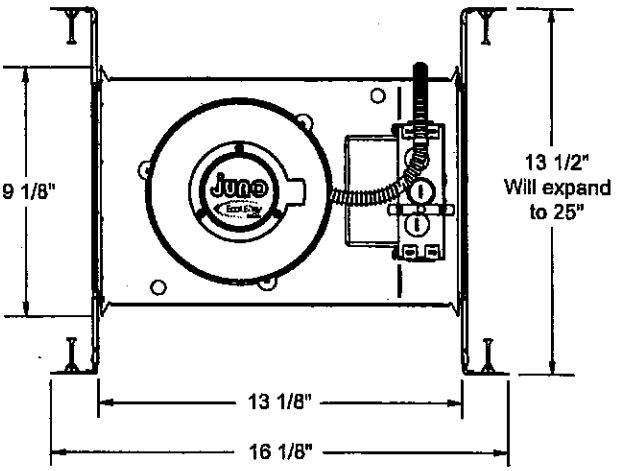
Junction Box Pre-wired junction box provided with (5) ½" and (1) ¾" knockouts and ground wire, UL listed and cUL listed for through-branch wiring, maximum 8 No. 12 AWG 90° C branch circuit conductors (4 in, 4 out) • Junction box provided with removable access plates • Knockouts equipped with pryout slots • Push-in electrical connectors supplied as standard for fast, secure installation.

Mounting Frame 22-gauge die-formed galvanized steel mounting frame • Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation.

Real Nail 3 Bar Hangers Telescoping, patent pending Real Nail 3 system permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Includes removable nail for repositioning of fixture in wood joist construction • Integral T-bar notch and clip for suspended ceilings.

DIMENSIONS





6 7/8" CEILING CUTOUT

ELECTRICAL DATA

	120V	277V
Input Power	14.2W (+/-5%)	15.4W (+/-5%)
Input Current - Max	0.128A	0.069A
Frequency	60Hz	60Hz
EMI/RFI	FCC Title 47 CFR, Part 18, Class B (consumer)	FCC Title 47 CFR, Part 18, Class A (commercial)
Minimum starting temp	-20°C (-4°F)	-20°C (-4°F)

120V APPROVED DIMMERS

Electronic low voltage dimmers require a neutral wire in the wall box.

Lutron®:	Leviton®:
Model numbers -	Model number -
Skylark® SELV-303P	Acenti® ACE06-1LW
Skylark® SELV-300P	Monet® MNE04-1LW
Nova T☆® NTELV-600	Vizia+® VPE04-1LZ
Nova T☆® NTELV-300	Vizia+® VZE04-1LX
Diva® DVELV-300P	

Consult technical services or factory for additional dimmers.

Juno Lighting Group by Schneider Electric

TOWN OF PORTOLA VALLEY
SECOND UNITS AND ACCESSORY STRUCTURES

Policy established by the Portola Valley Town Council, July 29, 1992

SECOND UNITS

The zoning ordinance of the town allows one second dwelling unit on parcels of one acre or larger. All second units are limited to 750 square feet and must meet all conditions set forth in the zoning ordinance. Problems have arisen in determining what constitutes a second unit. For instance, what is the difference between a second unit and a cabana? In order to administer this provision it is therefore necessary to set forth guidelines as to what constitutes a second unit as opposed to other normal accessory buildings. The guidelines contained in this policy statement are to be followed by town staff in administering the zoning regulations.

Features	Second Unit	Workshop, Studio, or Entertaining Room	Pool House or Cabana
Toilet	yes	yes	yes*
Wash basin (in bathroom)	yes	yes	yes*
Shower or tub	yes	no	yes*
Regular sink	yes	yes	no
Bar sink	yes	yes	yes
220 wiring	yes	yes	yes
More than one main room**	yes	no	no

* All doors to bathroom facilities must be from outside of the building. Also, plumbing facilities must be located on the wall common with the rest of the building and arranged so as to make any construction of an internal doorway very difficult.

** Baths, closets and other rooms in order not to be considered as a main room must each have a floor area less than 75 square feet.

ACCESSORY STRUCTURES

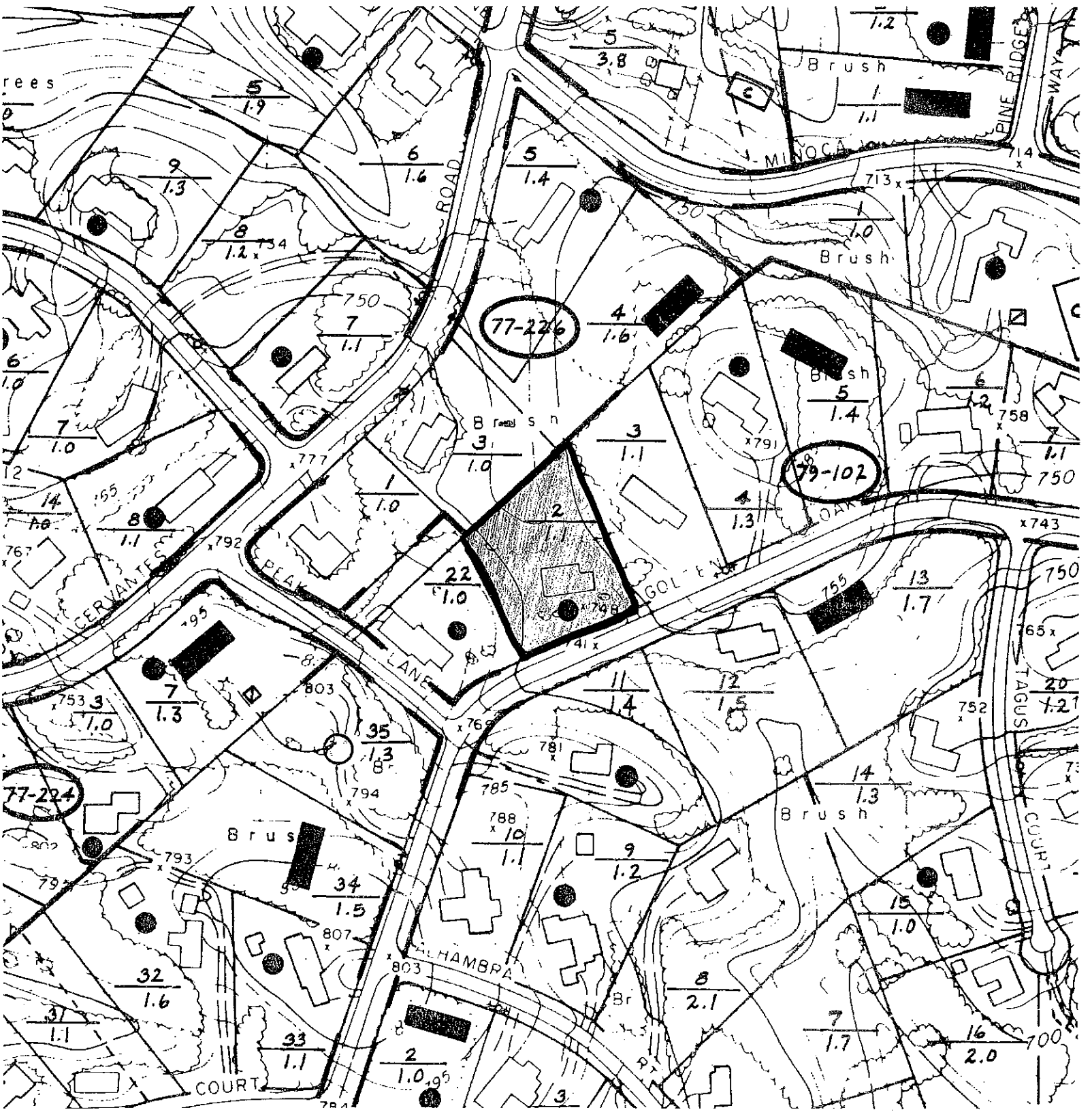
Potential problems exist if accessory structures (roofed and enclosed structures) are constructed with floor areas in excess of 750 square feet. Examples include pressures on the Town at a later date for conversion to a second unit (allowing the building to remain at the same size) or using a combination of rooms in one structure as a second unit in excess of 750 feet. While accessory structures larger than 750 square feet may be permitted, care will need to be exercised to minimize future problems. Therefore, if the ASCC determines in its reasonable judgment, that either of the following conditions exists, then it shall require that the accessory structure, or structures, be limited to a maximum of 750 square feet:

1. The configuration and relationship of portions of the proposed accessory structure are such that they can be converted or connected, without undue structural change or cost, to form a second unit that would be larger than 750 square feet.

2. Two separate accessory structures, one of which could be a conforming second unit, can be connected and the structures otherwise modified, without undue structural change or cost, to form a second unit that would be larger than 750 square feet.

A conforming 750 square foot second unit and an accessory building may be combined in one structure larger than 750 square feet if the ASCC finds that Condition 1 *does not* exist.

AR Fence Permit Referral
295 Golden Oak Drive, Keamy



Vicinity Map
Scale: 1" = 200 feet

Fencing, Keamy
295 Golden Oak Drive
February 2013

Carol Borck

From: CheyAnne Brown
Sent: Monday, February 11, 2013 9:14 AM
To: 'Lisa Keamy'
Cc: Carol Borck
Subject: RE: Fence at 295 Golden Oak

Hi Lisa,

Thank you for your email.

CheyAnne

-----Original Message-----
From: Lisa Keamy [mailto:lisakeamy@hotmail.com]
Sent: Saturday, February 09, 2013 6:44 AM
To: CheyAnne Brown
Subject: Fence at 295 Golden Oak

Dear CheyAnne,

I am writing to ask for authorization to construct a fence around a portion of our property at 295 Golden Oak. My husband has been living there since early September. I drove out with our 2 active Portuguese water dogs in mid January. We would like the fence to help contain our dogs, and allow them to run/ play in our yard. They are both escape risks, especially if they spot a deer. They are high energy dogs. While they get long walks daily, they do better when they can run and explore, chase and retrieve.
We are happy to be living in PV, and hope you will consider our request.
Thanks--
Lisa Keamy

Sent from my iPhone

18.43.010 - Purpose.

The purpose of the fence regulations is to ensure that fences in required yards in residential zoning districts conform to the following principles:

- Fences should be designed with consideration for the open space tradition of Portola Valley.
- Fences should be used sparingly in order to preserve a sense of the shared scenic resources of the community.
- Fences should be designed with respect for the movement of wildlife and the protection of views.
- Fence designs and materials should blend with the natural environment and maintain the natural and rural ambiance of the town.

The above principles shall be followed by residents, town planning staff and the ASCC when designing or developing fences or considering fence permit applications.

(Ord. 2005-360, § 3, 2005)

AR NEW RESIDENCE
420 GOLDEN OAK DRIVE, WOODS

Vicinity Map

Scale: 1" = 200 feet

AR for Residential Redevelopment – Woods

420 Golden Oak Drive, Town of Portola Valley

February 2013

RECEIVED

FEB 15 2013

SPANGLE ASSOC

Woods Residence

ABBREVIATIONS

SYMBOLS LEGEND

SECTION NO. / DWG. NO.

ELEVATION NO. / DWG. NO.

DETAIL NO. / DWG. NO.

DOOR TYPE / HARDWARE GROUP

WINDOW TYPE

DIMENSIONS TO FACE OF STUD OR WALL

DIMENSION TO CENTERLINE

REVISION

ELEVATION — LEVEL LINE/CONTROL POINT OR DATUM

MATCH LINE

REMOTES

MATERIALS LEGEND

EARTH COMPACTED FILL	ROUGH STRUCTURAL WOOD
ROCK FILL	BLOCKING
CONCRETE	FINISH WOOD
MASONRY	PLYWOOD
STONE	GYPSUM WALL BOARD
METAL	CERAMIC TILE

PROJECT TEAM

ARCHITECT:
CJW ARCHITECTURE
130 PORTOLA ROAD, SUITE A
PORTOLA VALLEY, CA 94028
ATT.: KEVIN SCHWARCKOPF
T: 650-851-9335 F: 650-851-9337
E-MAIL: kevin@cjwarchitecture.com

STRUCTURAL ENGINEER:
BCA STRUCUTRAL ENGINEERING, INC
1300 INDUSTRIAL WAY, SUITE 1
SAN CARLOS, CA 94070
ATT.: MR. GEOFF CLIFFORD
T: 650-508-2500 F: 650-508-2505
E-MAIL: geoff@bcaeng.net

GEOTECHNICAL:
JF CONSULTING, INC.
GEOTECHNICAL SERVICES
P.O. BOX 0536
SARATOGA, CA 95071-0536
ATT.: JERRY E. FREEMAN, CEG
T: 408-867-6321 F: 408-867-2325
E-MAIL: soilengineer@comcast.net

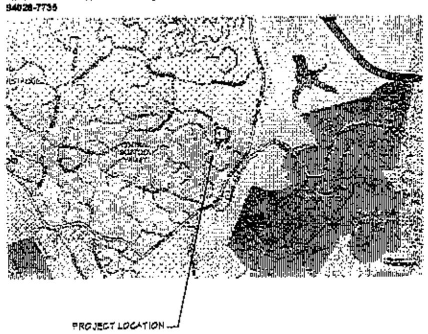
DRAWING INDEX

ARCHITECTURAL

T-0.1 TITLE SHEET
T-0.2 LIGHTING SELECTIONS
T-0.4 BUILD IT GREEN
SU-1 SURVEY
A-0.1 DEMOLITION PLAN
A-1.1 SITE PLAN
L-1 LANDSCAPE PLAN
A-2.1 FLOOR PLANS
A-3.1 EXTERIOR ELEVATIONS

SITE LOCATION MAP

420 Golden Oak Dr, Portola Valley, CA
94028-7736



VICINITY MAP
N.T.S.

PROJECT DATA

CJW Job No. 2012.0700
PROJECT ADDRESS: 420 Golden Oak Drive, Portola Valley, CA
ASSESSOR'S PARCEL No. #076-340-060

Parcel Area:	1.1 acres
Adjusted Parcel Area:	1.005 acres
MAXIMUM SITE FLOOR AREA:	5,269 sf
MAXIMUM RESIDENCE FLOOR AREA:	4,479 sf
MAXIMUM IMPERVIOUS SURFACE:	7,814 sf

PROPOSED RESIDENCE FLOOR AREA:

1ST FLOOR:	3,229 sf
2ND FLOOR:	2,040 sf
BASEMENT:	0 sf COUNTS
TOTAL:	5,269 sf 100 %

PROPOSED IMPERVIOUS SURFACE:

DRIVEWAY 100' FROM GARAGE:	2,436 sf
ENTRY PATH:	298 sf
PATIOS & STAIRS:	2,552 sf
BOCCE COURT:	720 sf
POOL:	1,500 sf
TOTAL:	7,812 sf OK

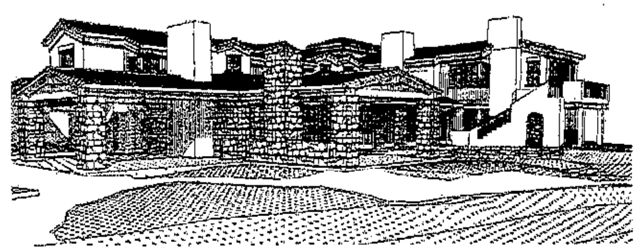
NOTE: APPLICANT IS REQUESTING AN EXCEPTION TO THE FLOOR AREA RULE REGARDING MAXIMUM ALLOWED IN THE MAIN RESIDENCE. PLEASE SEE SUMMARY OF DESIGN OBJECTIVES ON A-1.1 FOR EXPLANATION OF COMPLIANCE WITH THE ZONING ORDINANCE.

APPLICABLE CODES

2010 CALIFORNIA BUILDING CODE, 2010 PLUMBING & MECHANICAL CODES, 2010 NATIONAL ELECTRICAL CODE & THE STATE ENERGY CONSERVATION STANDARDS AS CONTAINED IN THE 2010 STATE BUILDING CODE, TITLE 24, CALIFORNIA ADMINISTRATIVE CODE

BUILDING OCCUPANCY GROUPS

GUEST HOUSE / STUDIO	R-3
TYPE OF CONSTRUCTION	V-B
NUMBER OF STORIES	2 + BASEMENT



GENERAL NOTES

1. CODE COMPLIANCE:
1a. Contract and Construction Documents include: AIA Document A201 (2007), the General Conditions of the contract for Construction.

1b. All work is to be performed in accordance with all governing codes, ordinances, and regulations.

2. UTILITIES AND SITE WORK:
2a. General Contractor shall verify all underground utility locations prior to excavation, trenching, or grading of any kind. General Contractor shall coordinate with applicable utility companies when routing electrical, telephone, cable TV, gas, water, sanitary sewer services, or any other utility.

2b. Construction Documents include the Geotechnical Investigation Report By:

2c. Geotechnical Engineer and Civil Engineer shall coordinate drainage system and approved before backfilling. Drainage and positive flow of drainage system shall be tested prior to backfill.

2d. General Contractor shall include Soils Engineer in the inspection of foundations, foundation waterproofing and drainage systems, and all related facets of the job. The Architect requires a signed letter stating that the work is in compliance with the Soils Engineer's recommendations.

3. DIMENSIONS:
3a. No dimensions shall be taken by scaling from the drawings. Contact architect for dimension clarifications or additional dimensions as required. Refer to the Cover Sheet for dimensioning standards. Details and the dimensions provided thereon take precedence over general floor plans, elevations, and sections.

3b. Verify all dimensions on the job site prior to ordering or manufacturing.

3c. Dimensions noted "clear" must be accurately maintained, and shall not vary more than +/-1/8" without written instruction from the Architect. Dimensions marked +/- mean a tolerance not greater nor smaller than 2" from indicated dimension, u.o.n. Verify field dimensions exceeding tolerance with the Architect, and secure Architect's approval.

4. DISCREPANCIES:
4a. In case of any discrepancy in the contract documents, consult the Architect before proceeding.

5. GENERAL CONTRACTOR RESPONSIBILITIES:
5a. General Contractor shall be responsible for coordination and execution of the work, shown or implied in the construction documents. General Contractor is responsible for all construction means, methods, and procedures.

5b. General Contractor shall coordinate all facets of work, and all trades involved to avoid conflict in the location, installation, and construction of all items of work as indicated on the construction documents. If any work is to be installed by the Owner directly, allowances for such work must be made. Coordinate with Architect.

5c. General Contractor shall review all Contract and Construction Documents; Architectural Drawings include reflected ceiling, finish, electrical, lighting, and mechanical plans, and all schedules prior to pouring concrete and prior to framing. Coordinate locations of shafts, electrical wiring/conduits, HVAC ductwork, and light fixtures with locations of foundations and framing. It is imperative that locations of framing members do not conflict with locations of recessed light fixtures.

5d. General Contractor shall install all appliances specified and all equipment specified according to the respective manufacturer's instructions. All instruction booklets, warrantees, and other information regarding appliances and equipment shall be handed directly to the Owner in a manila envelope at the time of substantial completion. Contractor shall verify that every appliance and every piece of equipment is in perfect working order and that information about all warranties and guarantees is made known to the Owner.

5e. The installer of each major unit of work is required to inspect the substrate and conditions to receive work and shall report all unsatisfactory conditions to the General Contractor and shall not proceed until satisfactory conditions are attained.

5f. No work shall commence with unapproved materials. Any work done with unapproved materials and equipment is at the contractor's risk. See specifications for submittal and substitution requirements.

5g. Construction materials stored on the site shall be properly stacked and protected so as to prevent damage or deterioration until used. Failure in this regard may be cause for rejection of material and/or work.

5h. New/existing finishes and construction shall be protected by the contractor from potential damage caused by construction activity. Damage to finishes or construction caused in this manner shall be repaired or replaced (owner's decision) by the contractor with identical material and/or finishes. Contractor shall make and maintain a photographic record notebook with dated/indexed photographs.

5i. In addition to those shown on drawings, provide and locate access doors or panels in ceiling and wall construction as required by mechanical, plumbing, and electrical work.

5j. General Contractor shall leave the job site "broom clean" at the end of each working day. All materials shall be stored in a neat and safe place to avoid accidents.

6. EQUIPMENT BACKING:
6a. For mounting heights not clearly outlined in the plans or schedules, coordinate with the Architect. Architect shall confirm all electrical device and light fixture locations before contractor pulls wire.

6b. Provide solid backing as necessary for wall mounted shelves, fixtures, and fittings, even when work is to be done by Owner directly. Coordinate work and locations with Owner and Architect.

6c. All fastening devices to be concealed, unless otherwise shown.

7. WEATHER PROOFING:
7a. Weather-strip all exterior doors and windows.

7b. Caulk or otherwise seal around all openings to limit infiltration, including but not limited to: Exterior joints around windows and door frames, between sole plates and floors, at exterior wall intersections and corners, and between exterior wall panels.

7c. General Contractor shall verify that all work on the exterior of the project is watertight. All joints exposed to the elements shall be tested for water tightness prior to substantial completion.

CJ W ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

• PROJECT •

Woods Residence
420 Golden Oak Drive
Portola Valley, CA 94028

• SHEET TITLE •

Title Sheet

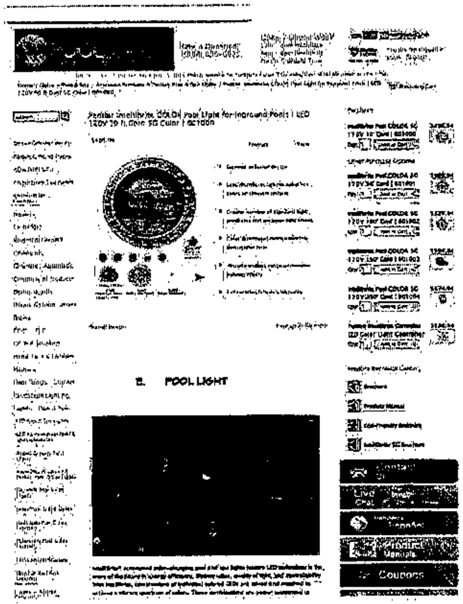
• REVISIONS •

No.	Date	Notes

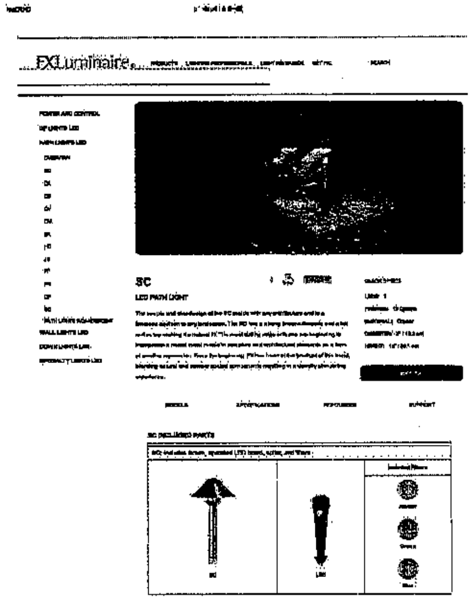
• JOB: 2012.007

• DATE: 1/29/13

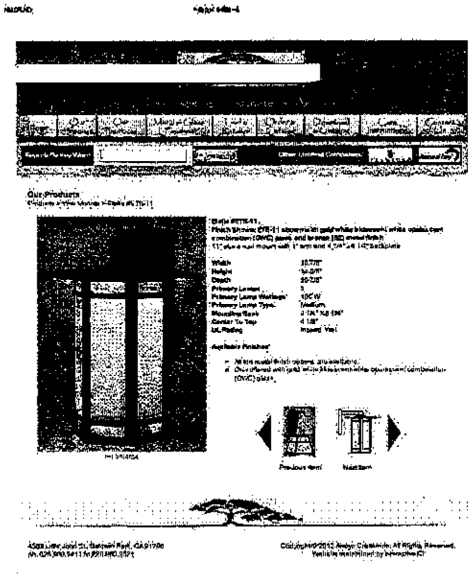
• SHEET: T-0.1



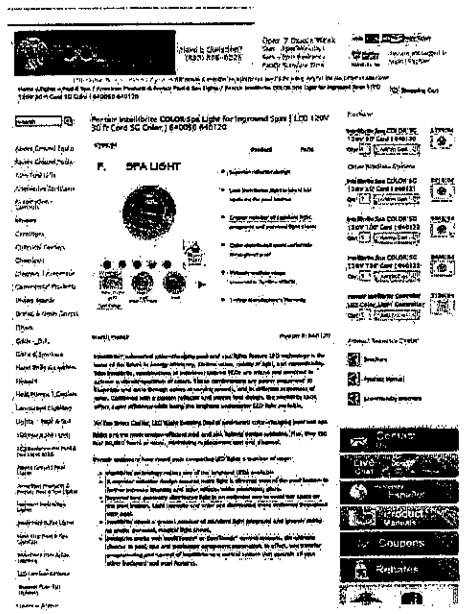
E. POOL LIGHT



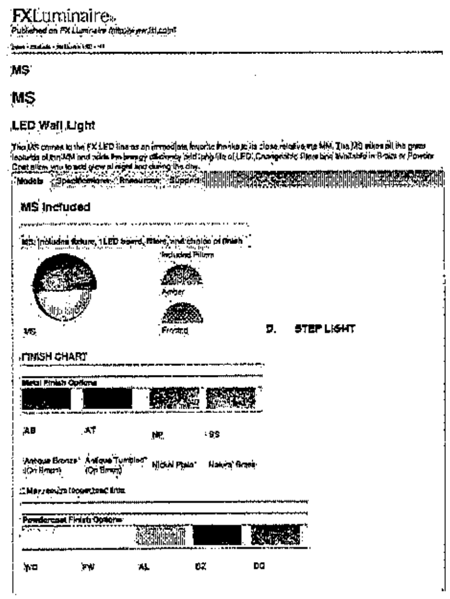
C. PATHLIGHT



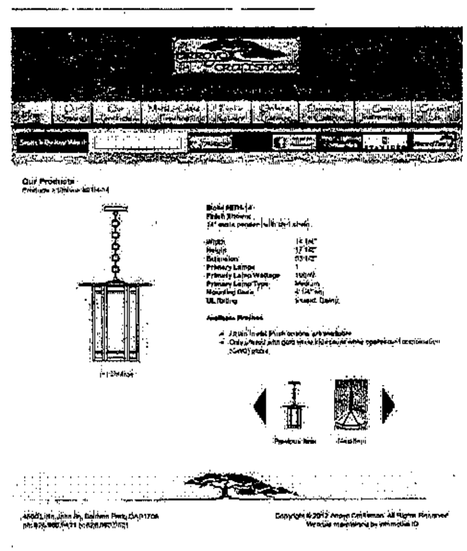
A. WALL LIGHT



F. SPA LIGHT



D. STEP LIGHT



B. PENDANT LIGHT

C J W ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

• PROJECT •

Woods Residence
420 Golden Oak Drive
Portola Valley, CA 94028

• SHEET TITLE •

Exterior Lighting Selections

• REVISIONS •

No.	Date	Notes

• JOB: 2012.007

• DATE: 1/29/13

• SHEET: T-0.2

GreenPoint Rated Checklist: Single Family

GreenPoint RATED

Total Points Targeted: 117

Woods Residence

Woods Residence

Woods Residence

C J W ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

• PROJECT •

Woods Residence
420 Golden Oak Drive
Portola Valley, CA 94028

• SHEET TITLE •

Build It Green

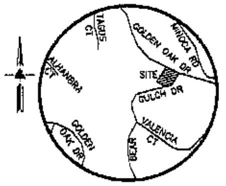
• REVISIONS •

No.	Date	Notes

• JOB: 2012.007

• DATE: 1/29/13

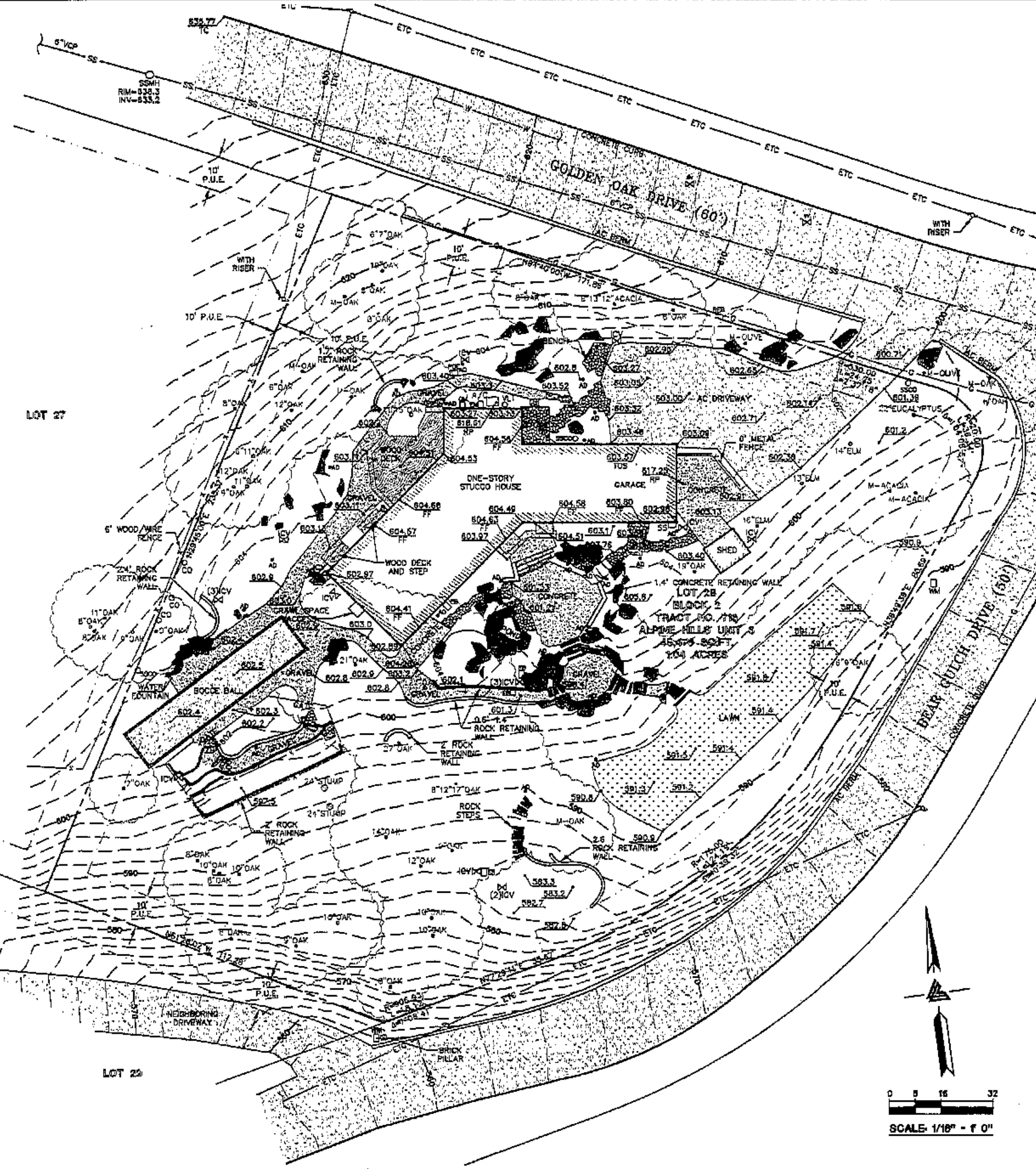
• SHEET: T-0.4



VICINITY MAP
NO SCALE

LEGEND AND NOTES

ETC	ELECTRICAL, TELEPHONE CABLE OVERHEAD LINE
G	UNDERGROUND GAS LINE (PER PAINT MARKINGS)
W	UNDERGROUND WATER LINE (PER PAINT MARKINGS)
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
SS	SANITARY SEWER LINE
AC	ASPHALTIC CONCRETE
BRW	BOTTOM RETAINING WALL
FF	FINISH FLOOR
FL	FLOWLINE
M–	MULTI TRUNK TREE
P.U.E.	PUBLIC UTILITY EASEMENT
RP	ROOF PEAK
TC	TOP OF CURB
TOS	TOP OF SLAB
TRW	TOP RETAINING WALL
AD	AREA DRAIN
BFP	AREA DRAIN
CO	CLEAN-OUT
	JOINT POLE
EB	ELECTRIC BOX
EM	ELECTRIC METER
GM	GAS METER
ICV	IRRIGATION CONTROL VALVE
PGE	PACIFIC, GAS & ELECTRIC BOX
WV	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
SS	SPRINKLER SYSTEM
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN-OUT
VLT	VAULT
	BENCHMARK
	ROCK
XXX.X	SPOTGRADE
	CONCRETE
	ASPHALT
	WOOD
DRIPLINE	TREE: TYPE AND SIZE AS NOTED



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

BENCHMARK

TOWN OF PORTOLA VALLEY
BENCHMARK NO. PV14
3.5" BRASS DISK MONUMENT IN WELL STAMPED "PV-14" LOCATED AT INTERSECTION OF GOLDEN OAK DRIVE AND ALPINE ROAD
ELEV= 395.66

EASEMENTS

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

ALL EASEMENTS SHOWN TAKEN FROM TRACT NO. 718
ALPINE HILLS UNIT 3
VOLUME 42, PAGES 27-29
SAN MATEO COUNTY

SITE BENCHMARK

SURVEY CONTROL
SET MAG NAIL W/ SHINER
ELEV= 593.46

0 8 16 32
SCALE: 1/16" = 1' 0"

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
FAX (510) 887-3019
WWW.LEABRAZE.COM

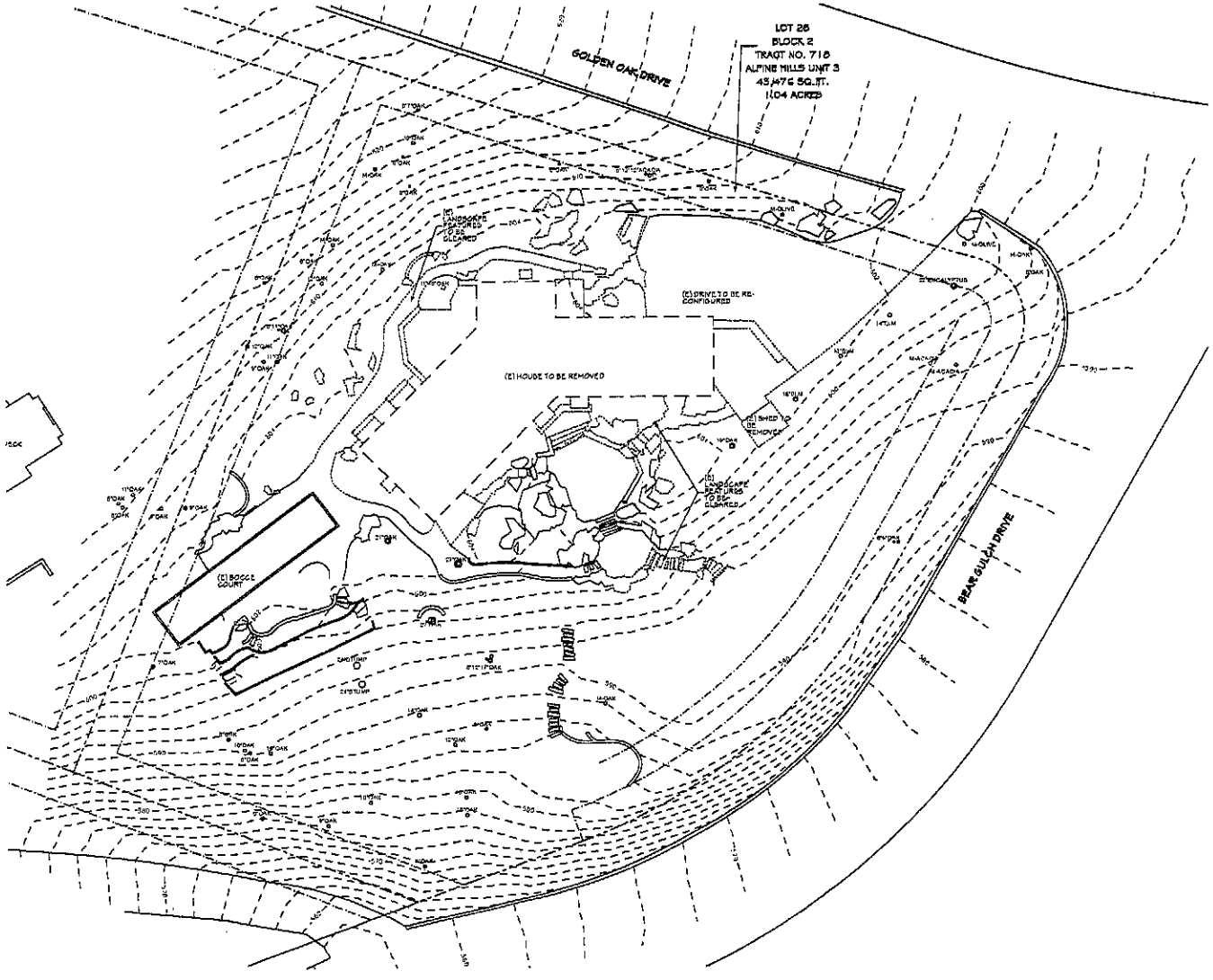
420 GOLDEN OAK DRIVE
PORTOLA VALLEY, CALIFORNIA

SAN MATEO COUNTY
APN: 079-101-230

TOPOGRAPHIC SURVEY

-	-
-	-
-	-
-	-
6-13-12 TOPO UPDATE	MF
REVISIONS	BY
JOB NO:	2080152
DATE:	05-13-08
SCALE:	1" = 16'
DRAWN BY:	JN
SHEET NO:	

SU1
01 OF 01 SHEETS



1 Demolition Plan 1/16" = 1'-0"

CJ W ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

• PROJECT •

Woods Residence
420 Golden Oak Drive
Portola Valley, CA 94028

• SHEET TITLE •

Demolition Site Plan

• REVISIONS •

No.	Date	Notes

• JOB: 2012.007

• DATE: 1/29/13

• SHEET: A-0.1

DESIGN OBJECTIVES : 420 GOLDEN OAK DRIVE

The one acre parcel at 420 Golden Oak Drive currently has an existing one story house, extensive landscaping and planting, a bocce court, a garden, and many landscape features consisting of boulders and walking paths. The topography north and south of the existing house is primarily native. A flat building site was created many years ago to allow for the construction of the home, and to allow for driveway and bocce court.

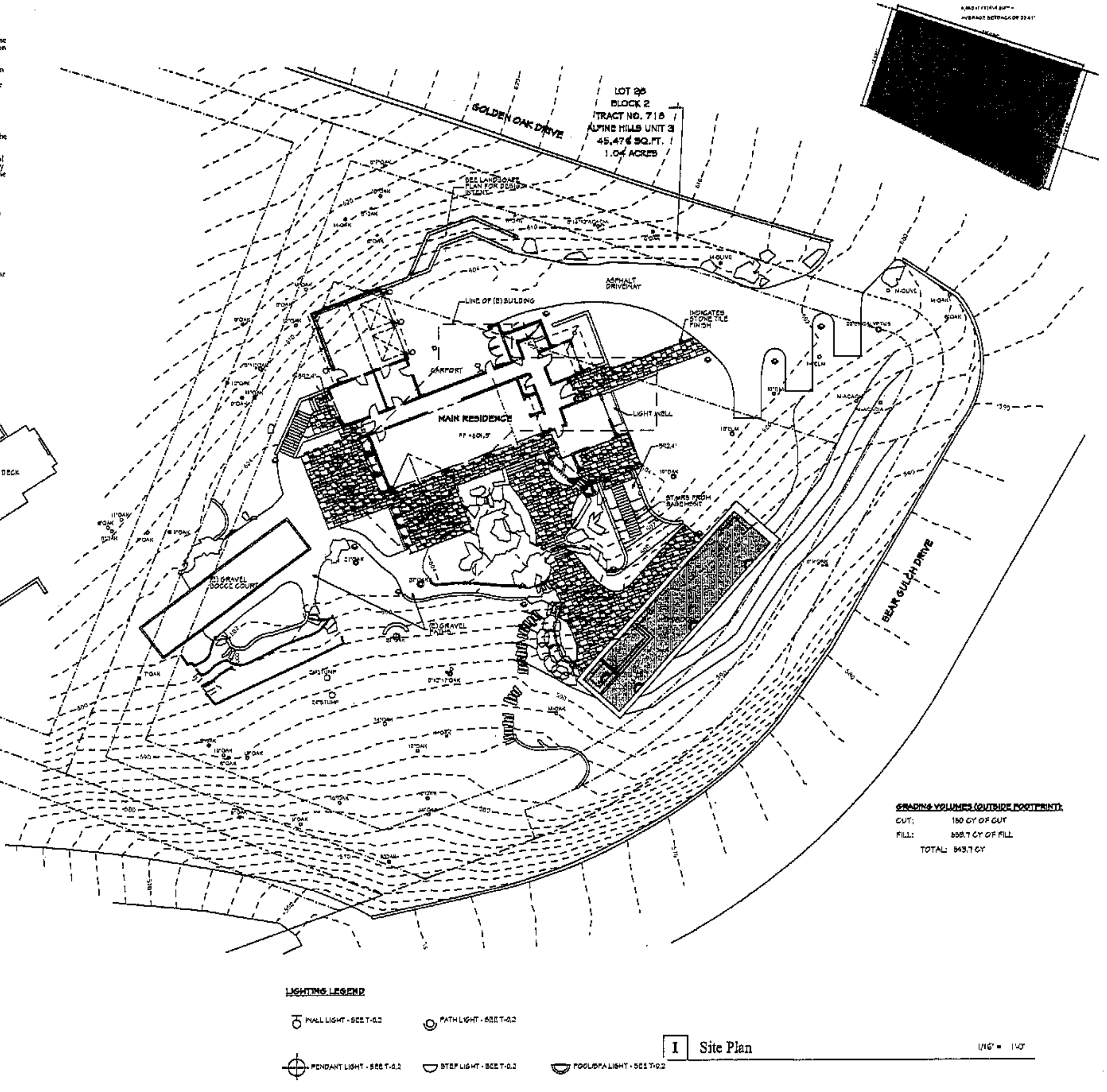
When developing this design for Mr. Woods, we needed to address the program he provided in relation to the existing topography and features of the site. The house is to contain five bedrooms for his family, preferably on the same level, and together. He also has a strong desire for a long swimming pool for recreation. In looking at the site, we tried to integrate the design into the site in a way that took advantage of its natural features. Many of the existing features are lovely; and the desire is to retain as much of the existing site as possible (bocce court, existing tree coverage, etc.).

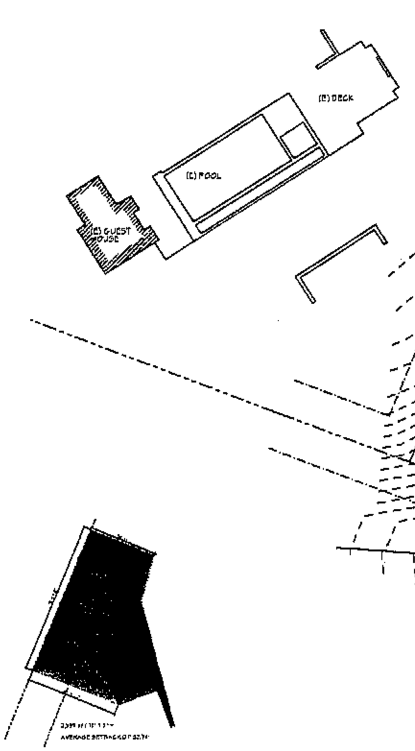
The proposed design combines all floor area allowed for the site into one building, in lieu of multiple buildings. The proposed building footprint is located largely within the footprint of the existing house. This way, much of the existing tree cover, landscaping and the bocce court can be retained. It was decided to group the bedrooms on a second floor instead of placing the bedrooms on the ground floor, which would expand the built footprint into the existing natural areas. We also felt it was important to move the garage to the rear of the property since the only real view corridor into the site from the streets was down the existing driveway. Re-utilizing the existing driveway also made sense to limit the impact on the existing site.

We feel this design complies with the Town ordinance for the following reasons:

- An alternate design which includes a guest house or other accessory building to reduce the main residence to 85% of the site floor area would impact one or more areas of the existing natural site. Grading for the site is less, and tree removal is less than it would be for virtually any alternate location for an accessory building.
- There are only two properties with views that are affected by by this project. The property directly to the north does have views to 420 Golden Oak, but primarily from the pool deck, and not from the house. Judicious screen planting mitigates this impact, while a detached structure would actually have a greater impact on the neighbor. The most likely location for an accessory building is where the bocce court currently is - which is very visible to the neighbor to the north. The neighbor to the south (across Bear Gulch) is downhill, and is well screened from development (with the addition of one tree). A design that included multiple structures versus one structure would have no affect on their views.
- The proposed design does not negatively affect neighboring properties more than one that had accessory structures. It affects the neighbors less.
- The proposed building is in keeping with the character and quality of the neighborhood.

In summary, we feel the proposed design takes advantage of the existing topography and features; limits grading and tree removal; and improves the relationship with the neighboring properties. We also feel the proposed landscape design improves off-site impact along Bear Gulch Drive and Golden Oak.





GRADING VOLUMES (OUTSIDE FOOTPRINT):

CUT: 150 CY OF CUT
FILL: 693.7 CY OF FILL
TOTAL: 843.7 CY

LIGHTING LEGEND

WALL LIGHT - SEE T-0.2
PATH LIGHT - SEE T-0.2
PENDANT LIGHT - SEE T-0.2
STEP LIGHT - SEE T-0.2
POOL/SPA LIGHT - SEE T-0.2

1 Site Plan 1/16" = 1'-0"

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(650) 851-9335 / (Fax) 851-9337

• PROJECT •

Woods Residence
420 Golden Oak Drive
Portola Valley, CA 94028

• SHEET TITLE •

Site Plan

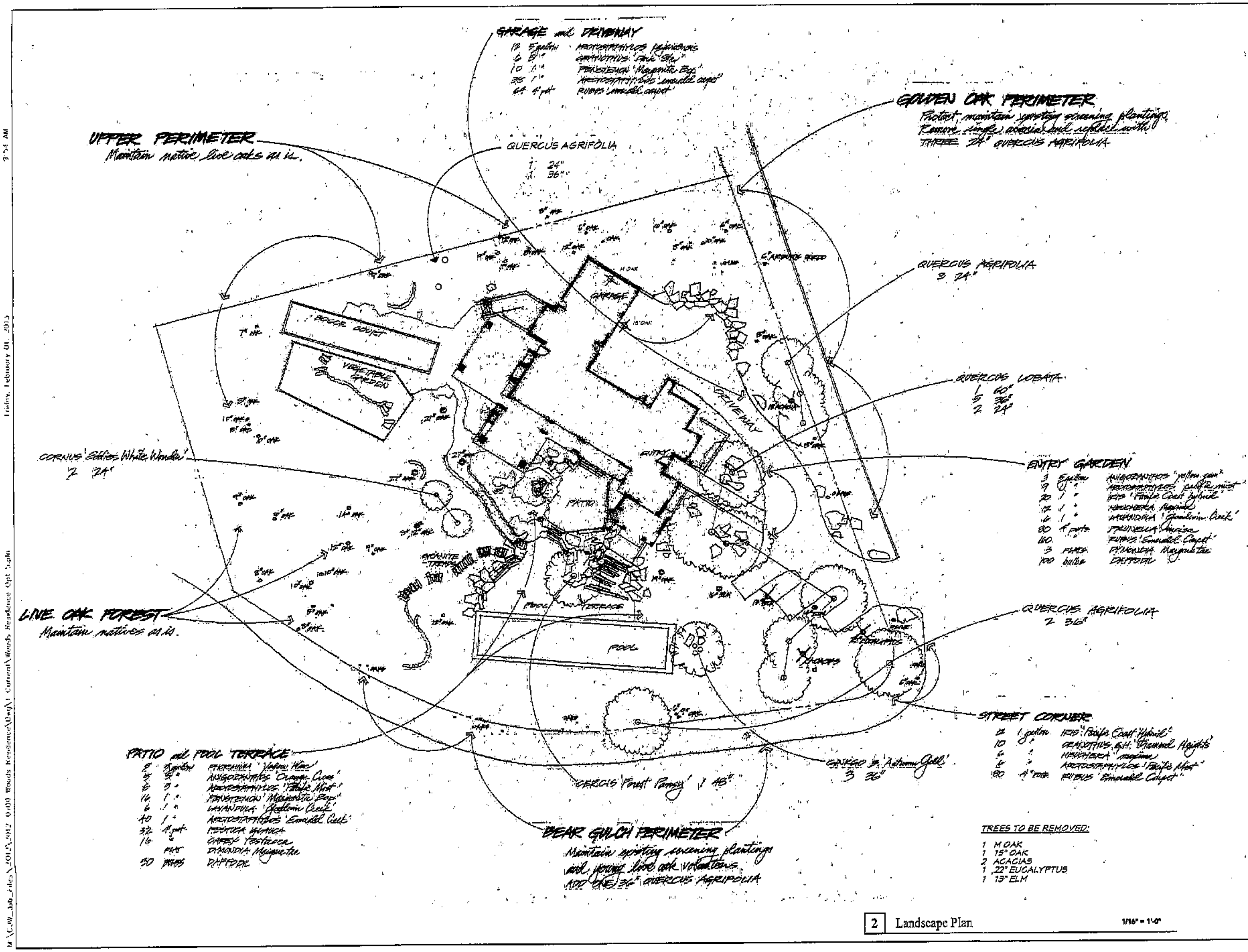
• REVISIONS •

No.	Date	Notes

• JOB: 2012.007

• DATE: 1/29/13

• SHEET: A-1.1



2 Landscape Plan 1/16" = 1'-0"

C J W ARCHITECTURE
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WILLIAMS BROTHERS LANDSCAPES

• PROJECT •

Woods Residence
420 Golden Oak Drive
Portola Valley, CA 94028

• SHEET TITLE •

Landscape Plan

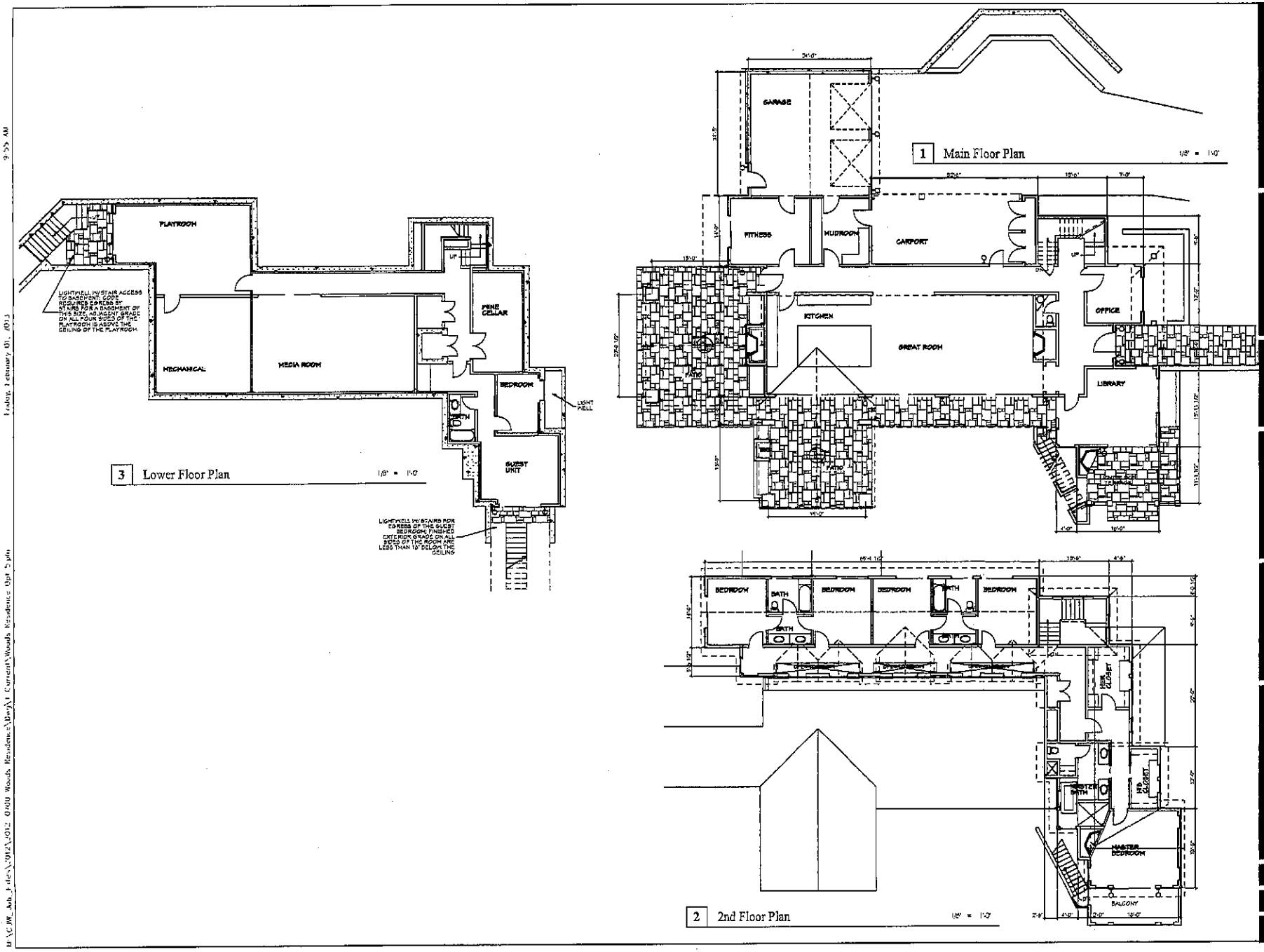
• REVISIONS •

No.	Date	Notes

• JOB: 2012.007

• DATE: 1/29/13

• SHEET: L-1



C J W ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

• PROJECT •

Woods Residence
420 Golden Oak Drive
Portola Valley, CA 94028

• SHEET TITLE •

Main Floor Plan

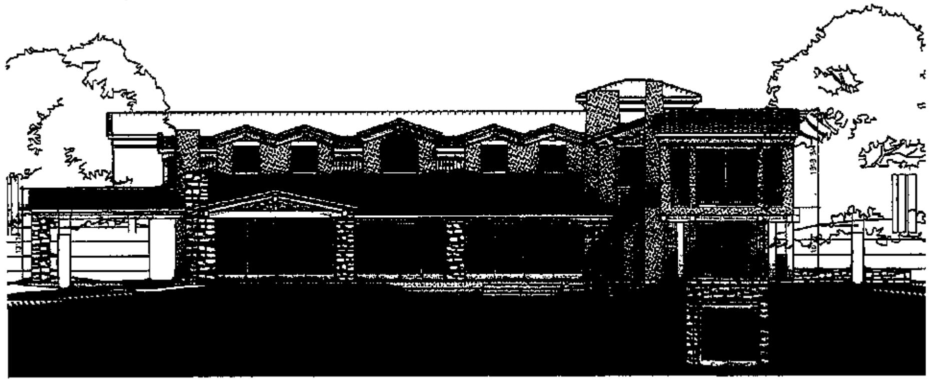
• REVISIONS •

No.	Date	Notes

• JOB: 2012.007

• DATE: 1/29/13

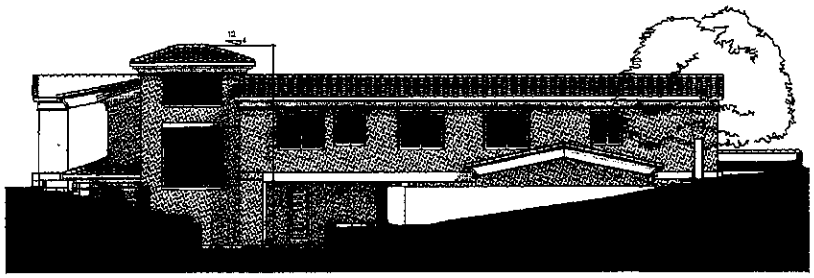
• SHEET: A-2.1



1 South Elevation 1/8" = 1'-0"

4 West Elevation 1/8" = 1'-0"

2 East Elevation 1/8" = 1'-0"



3 North Elevation 1/8" = 1'-0"

C J W ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

• PROJECT •

Woods Residence
420 Golden Oak Drive
Portola Valley, CA 94028

• SHEET TITLE •

Exterior Elevations

• REVISIONS •

No.	Date	Notes

• JOB: 2012.007

• DATE: 1/29/13

• SHEET: A-3.1

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 2/6/13

Project Information

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

Applicant Name (print): KEVIN SCHWARZKOPF, ARCHITECT Contact Phone #: (650) 851-9335

Project Site Address: 420 GOLDEN OAK, PORTOLA VALLEY, CA

Project Area (sq.ft. or acre): 1.04 ACRES # of Units: 1 # of Meters: 2

			Agency Review (Pass)	Agency Review (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.): 10,000 SF	☐ Tier 1 (1,000 - 2,500 sq.ft.) ☐ Tier 2 (> 2,500 sq.ft.)	☐	☐
	Turf Irrigated Area (sq.ft.):	0 SF	☐	☐
	Non-Turf Irrigated Area (sq.ft.):	10,000 SF	☐	☐
	Special Landscape Area (SLA) (sq.ft.):	0 SF	☐	☐
	Water Feature Surface Area (sq.ft.):	1,500 SF		

Landscape Parameter	Requirements	Project Compliance	Agency Review (Pass)	Agency Review (Fail)
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. **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.

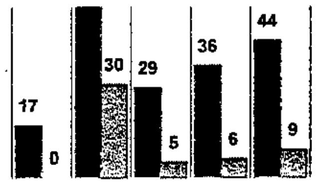
The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9); and meet the prerequisites A.2.a, H10a., J.2., N.1, and Q0.

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**

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

Total Points Targeted: 229



RECEIVED
FEB 15 2013
SPANGLE ASSOC

Single Family New Home 4.2 / 2008 Title 24

Woods Residence

		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		
TBD	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	0				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 IAP]							
Yes	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	1			1			
TBD	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0			1			
	Total Points Available in Site = 12	8						
B. FOUNDATION			Possible Points					

Woods Residence

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
≥20%	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	1				2		
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		
Yes	**5. Moisture Controlled Crawlspace** [*This credit is a requirement associated with J4: EPA IAP]	2			2			
	6. Design and Build Structural Pest Controls							
Yes	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	1				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	9						
C. LANDSCAPE			Possible Points					
70%	*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	
Yes	**2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement**	2					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	3					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	2					2	
≤10%	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	4					4	
Yes	**5. Plant Shade Trees**	3	1	1			1	
	6. Install High-Efficiency Irrigation Systems							
Yes	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	2					2	
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	3					3	
Yes	**7. Incorporate Two Inches of Compost In the Top 6 to 12 Inches of Soil**	3					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	
Yes	**10. Submetering for Landscape Irrigation**	1					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.)	1					1	

Woods Residence		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
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	
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		
Yes	**13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	1	1					
	Total Points Available in Landscape = 35	30						
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		
TBD	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
Yes	e. Oriented Strand Board for Subfloor	1				1		
Yes	f. Oriented Strand Board for Wall and Roof Sheathing	1				1		
TBD	**4. Insulated Headers**	0		1				
	5. Use FSC-Certified Wood							
≥40%	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	2				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]							
TBD	a. Install Garage Exhaust Fan OR Build a Detached Garage	0			1			
Yes	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	1			1			
	Total Points Available in Structural Frame and Building Envelope = 39	12						

Woods Residence

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
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		
TBD	**3. Install a Rain Screen Wall System**	0				2		
Yes	**4. Use Durable and Non-Combustible Siding Materials**	1				1		
Yes	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	2				2		
	Total Points Available in Exterior = 8	3						
F. INSULATION			Possible Points					
	1. Install Insulation with 75% Recycled Content							
Yes	a. Walls	1				1		
Yes	b. Ceilings	1				1		
Yes	c. Floors	1				1		
	Total Points Available in Insulation = 3	3						
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				
TBD	b. Test Total Supply Air Flow Rates [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)	0		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			
Yes	**3. Install High Performing Zoned Hydronic Radiant Heating**	2		1	1			

Woods Residence		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
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				
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)							
Yes	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	1		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			
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1			
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2			
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			
	Total Points Available in Heating, Ventilation and Air Conditioning = 27	14						
I. RENEWABLE ENERGY			Possible Points					
Yes	**1. Pre-Plumb for Solar Water Heating**	1				1		
Yes	**2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof**	1				1		
80.0%	**3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind)** *Enter % total energy consumption offset, 1 point per 4% offset*	20		25				
	Total Available Points in Renewable Energy = 27	22						
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				

Woods Residence

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
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				
TBD	d. House Passes Combustion Safety Backdraft Test	0			1			
33%	2. *Required:* **Building Performance Exceeds Title 24 (Minimum 15%)** *(Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)*	66		≥30				
TBD	**3. Design and Build Near Zero Energy Homes** *(Enter number of points, minimum of 2 and maximum of 6 points)*	0		6				
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+	67						
K. FINISHES			Possible Points					
Yes	**1. Design Entryways to Reduce Tracked-In Contaminants**	1			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			
Yes	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs Regardless of Sheen)	2			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		
≥50%	c. Shelving (50% Minimum)	1				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			

Woods Residence

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	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			
Yes	b. Cabinets & Countertops (90% Minimum)	2			2			
Yes	c. Interior Trim and Shelving (90% Minimum)	1			1			
TBD	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**	0			3			
	Total Available Points in Finishes = 27	13						
L. FLOORING			Possible Points					
≥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				4		
TBD	**2. Thermal Mass Floors (Minimum 50%)**	0		1				
≥50%	**3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore** [*This credit is a requirement associated with J4: EPA IAP]	2			3			
Yes	**4. All carpet and 50% of Resilient Flooring is low emitting.** (CALGreen code if applicable)	Y						
	Total Available Points in Flooring = 8	4						
M. APPLIANCES AND LIGHTING			Possible Points					
Yes	**1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)**	2		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	
Yes	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	2					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							
Yes	a. Built-In Recycling Center	1				1		
TBD	b. Built-In Composting Center	0				1		
	5. Install High-Efficacy Lighting and Design Lighting System							
Yes	a. Install High-Efficacy Lighting	1		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	10						
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					

Woods Residence		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	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	
Yes	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	1			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	5						
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					
	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							
3	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					
Yes	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	2	2					
	5. Design for Safety & Social Gathering							
Yes	a. All Home Front Entrances Have Views from the Inside to Outside Callers	1	1					
Yes	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors	1	1					

Woods Residence		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	c. Orient Porches (min. 100sf) to Streets and Public Spaces	1	1					
TBD	d. Development Includes a Social Gathering Space	0	1					
	6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)							
Yes	a. All Homes Have At Least One Zero-Step Entrance	1	1					
Yes	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	1	1					
Yes	c. Locate Half-Bath on the Ground Floor	1	1					
TBD	d. Provide Full-Function Independent Rental Unit	0	1					
	Total Achievable Points in Community Design & Planning = 35	8						
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					
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							
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	0				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							

Woods Residence

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
1	1. Materials Meet SMaRT Criteria *(Select the number of points, up to 5 points)*	1				5		
	N. Other							
Yes	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	2				2		
	2. Educational Signage of Project's Green Features							
Yes	a. Promotion of Green Building Practices	1	1					
Yes	b. Installed Green Building Educational Signage	1	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+	12						
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					
	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						
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						
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						
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						
TBD	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	N						
TBD	7. CALGreen 4.505.3 19% moisture content of building framing materials	N						
TBD	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	N						
	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

TOWN of PORTOLA VALLEY
Town Hall and Offices: 765 Portola Road, Portola Valley, CA 94028 Tel: (415) 851-1700 Fax: (415) 851-4677

ASCC REQUIRED FINDINGS TO ALLOW MORE THAN 85% FLOOR AREA IN THE SINGLE LARGEST BUILDING

The following is an excerpt from Title 18, *Zoning*, of the Portola Valley Municipal Code.

18.48.020 Maximum Adjusted Floor Area. The Architectural and Site Control Commission may allow the 85% figure stipulated in Line 6 of Table 1A to be increased up to a maximum of 100% when it can make all of the findings set forth below:

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 85% 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 85% 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.

July 1996
Rev. June 1998

TOWN OF PORTOLA VALLEY
SECOND UNITS AND ACCESSORY STRUCTURES

Policy established by the Portola Valley Town Council, July 29, 1992

SECOND UNITS

The zoning ordinance of the town allows one second dwelling unit on parcels of one acre or larger. All second units are limited to 750 square feet and must meet all conditions set forth in the zoning ordinance. Problems have arisen in determining what constitutes a second unit. For instance, what is the difference between a second unit and a cabana? In order to administer this provision it is therefore necessary to set forth guidelines as to what constitutes a second unit as opposed to other normal accessory buildings. The guidelines contained in this policy statement are to be followed by town staff in administering the zoning regulations.

Features	Second Unit	Workshop, Studio, or Entertaining Room	Pool House or Cabana
Toilet	yes	yes	yes*
Wash basin (in bathroom)	yes	yes	yes*
Shower or tub	yes	no	yes*
Regular sink	yes	yes	no
Bar sink	yes	yes	yes
220 wiring	yes	yes	yes
More than one main room**	yes	no	no

* All doors to bathroom facilities must be from outside of the building. Also, plumbing facilities must be located on the wall common with the rest of the building and arranged so as to make any construction of an internal doorway very difficult.

** Baths, closets and other rooms in order not to be considered as a main room must each have a floor area less than 75 square feet.

ACCESSORY STRUCTURES

Potential problems exist if accessory structures (roofed and enclosed structures) are constructed with floor areas in excess of 750 square feet. Examples include pressures on the Town at a later date for conversion to a second unit (allowing the building to remain at the same size) or using a combination of rooms in one structure as a second unit in excess of 750 feet. While accessory structures larger than 750 square feet may be permitted, care will need to be exercised to minimize future problems. Therefore, if the ASCC determines in its reasonable judgment, that either of the following conditions exists, then it shall require that the accessory structure, or structures, be limited to a maximum of 750 square feet:

1. The configuration and relationship of portions of the proposed accessory structure are such that they can be converted or connected, without undue structural change or cost, to form a second unit that would be larger than 750 square feet.

2. Two separate accessory structures, one of which could be a conforming second unit, can be connected and the structures otherwise modified, without undue structural change or cost, to form a second unit that would be larger than 750 square feet.

A conforming 750 square foot second unit and an accessory building may be combined in one structure larger than 750 square feet if the ASCC finds that Condition 1 *does not* exist.

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.