TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, March 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.,18 Redberry Ridge Afternoon session for consideration of plans that have been proposed for restoration and remediation of portions of the subject Blue Oaks parcel that was impacted by unauthorized removal of trees and vegetation. (ASCC review to continue at Regular Meeting)

7:30 PM - REGULAR AGENDA*

1. Call to Order:

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

3. Oral Communications:

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

4. Old Business:

   a. Continued Architectural Review for New Blue Oaks Residence and Site Development Permit X9H-650, 6 Buck Meadow Drive (Lot 34), Strick

5. New Business:

   a. Architectural Review for Residential Additions and Remodeling, 25 Zapata Way, Duran

   b. Review for Conformity with Conditional Use Permit (CUP) X7D-30 – Plans for Renovation of Existing Classrooms, 302 Portola Road, Woodside Priory School

   c. Restoration and Remediation Plans, 18 Redberry Ridge, Douglass

6. a. Conservation Committee Redwood Tree Guidelines

   b. Commission and Staff Reports

7. Approval of Minutes: March 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 Assistant Planner 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: March 22, 2013

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: March 21, 2013

RE: Agenda for March 25, 2013 ASCC Meeting

NOTICE: A special ASCC field meeting has been scheduled for Monday, March 25, 2013 for consideration of plans that have been proposed for restoration and remediation of portions of 18 Redberry Ridge in the Blue Oaks Subdivision. The town has required the plans to be prepared and implemented to the satisfaction of the ASCC to address problems resulting from unauthorized tree and vegetation removal on the subject property. The field meeting will begin at *4:00 p.m.* at *18 Redberry Ridge*. The matter is discussed under ***agenda item 5c., Douglass***. The Blue Oaks Homeowners Association has been sent notice of the site meeting. Also, as explained in the agenda comments, the residents at 14 Hawk View in Portola Valley Ranch have requested that the ASCC also consider views from their property after the 18 Redberry site inspection.

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

4a. CONTINUED ARCHITECTURAL REVIEW FOR NEW BLUE OAKS RESIDENCE AND SITE DEVELOPMENT PERMIT X9H-650, 6 BUCK MEADOW DRIVE (LOT 34), *STRICK*

On March 11, 2013 the ASCC conducted a preliminary review of this application that includes a joint afternoon site session with the planning commission. The March 8, 2013 staff report prepared for the March 11th meeting is attached and the draft meeting minutes are enclosed.

Overall, preliminary review comments were positive and the two main points of agreed upon input were to modify the grading plans to balance cut and fill on site and to preserve the madrone at the southwest corner of the building envelope. Other comments focused on lighting, parking area surface materials and tree protection. Beyond these matters, suggestions were offered relative to the north side wall, west side sun shades and perspectives on the proposed pool/spa trellis. Opinions differed, in particular, relative to the need for any changes to the north side wall.

The applicants and project design team considered all input and have provided the enclosed revised plan sheets as listed below. Not all original plan sheets needed to be

revised. Thus, the plan sheets and application materials listed in the March 8, 2013 staff report and not shown as revised in the following list remain part of the application.

Architectural Plans, Bob Sieger, Revised March 15, 2013:
Sheet 1, Title Page, Sheet Index, – Site Property Plan
Sheet 2, Enlarged Site Plan/Grading Concepts
Sheet C-2.1, Landscape Plan
Sheet C-2.2, Landscape Specs/Details
Sheet 3.1, Site Lighting Plan
Sheet 4, Garage Level Floor Plan
Sheet 5, Main Level Floor Plan
Sheet 6, Upper Loft Plan

Civil engineering plans, Clifford Bechtel and Associates, Revised 3/18/13:
Sheet C-1.0, Grading, Drainage & Utility Plan
Sheet C-1.1, Grading, Drainage & Utility Plan
Sheet C-2.0, Erosion & Sediment Control & Staging Plan

The following comments are offered to assist the ASCC in completing action on the architectural review request. The ASCC should also forward any comments to the planning commission relative to the grading plans as the planning commission is scheduled to conduct a public hearing on the site development permit at its April 3, 2013 meeting.

1. **Overview of revisions.** The plans provide for preservation of the madrone and make the lighting changes requested by the ASCC, including elimination of the lights in the POSE area. Further, they modify the guest parking area surface as requested. The trellis remains and no details for any west side shade system or fencing are proposed or planned at this time. The house and all wall floor plans and elevations remain as proposed and found acceptable by the ASCC (see additional comments on the north side wall below.)

   Also for reference, attached is the 2/27/13 preliminary conservation committee report on the project and the applicant's March 4, 2013 response to the report.

2. **Revised grading plans**. The revised plans do provide for a balance of on site cut and fill as recommended by the ASCC and planning commissioners and as explained in the attached March 18, 2013 memorandum from project engineer Cliff Bechtel. The added fill/topsoil, however, is largely placed on the downhill side of the driveway as shown on Sheet C-1.0. It was suggested that the added fill be on the uphill side of the driveway. This matter has been discussed with the project architect and the design team will be reviewing the modified grading plan further and will likely have additional revisions to the plan to share with ASCC members at the March 25th meeting. The final grading plan found acceptable by the ASCC, with any conditions, would be presented to the planning commission for consideration at the public hearing on the site development permit. The revised plan will need to be shared with site development permit committee members for input prior to any planning commission action on the site development permit.

3. **North side wall "linearity**." The project architect and applicants considered several options for the north side "wall" but found each to be less acceptable than

the plans as originally presented to the ASCC. They are prepared to discuss this effort with the ASCC at Monday's meeting and their conclusion that the possible modifications result in more visual attention to the project than the current design. The project model will be available to help with any additional consideration of this matter that the ASCC would like to pursue.

Prior to completing action on the architectural review plans, the ASCC should consider the above comments and any new information presented at the ASCC meeting.

5a. ARCHITECTURAL REVIEW FOR RESIDENTIAL ADDITIONS AND REMODELING, 25 ZAPATA WAY, *DURAN*

(Assistant Planner Carol Borck prepared the following report.)

This proposal is for the approval of plans for the rebuilding of the master bedroom and an addition of 1,104 sf of living area to an existing 4,264 square foot, two-story residence on a 2.5 acre property in the Westridge area (see attached vicinity map). The plans propose to demolish 300 square feet of the structurally failing and uninhabitable master bedroom on the western end of the upper level of the home. The master bedroom would then be rebuilt with the addition of an office and closet on the upper level and an exercise room on the lower level.

The project fully conforms to all zoning standards including yard setbacks, floor area, and height limits, and no special findings are needed by the ASCC relative to the proposal. The project is presented on the following enclosed plans, unless otherwise noted, prepared by Larry Steiner and dated (revised) March 4, 2013:

Sheet: A-1, Site Plan & General Notes
Sheet: A-2, Basement Plan
Sheet: A-3, First Floor Plan
Sheet: A-4, Roof Plan
Sheet: A-5, Exterior Elevations (north and south)
Sheet: A-5, Exterior Elevations (west), dated 2/20/13
Sheet: A-6, Building Section, dated 2/20/13

In addition to the plans, the project submittal includes the information listed below:

- Color image of the existing house (to be available at ASCC meeting). The photograph shows the existing creamy taupe board and batten siding with black framed windows and asphalt comp roofing. Plans indicate that the proposed addition will match existing colors and materials. Existing garage doors will be painted to match existing house siding.
- Color image of the existing stone surrounding the pool (to be available at ASCC meeting). The photograph shows existing mixed earth-tone stone terracing at the pool that shall match the front planters.
- Light fixture cut sheet for proposed wall mounted lights (attached). Only the new locations are shown on the plans. Fixture is a black aluminum downlight.
- Light fixture cut sheet for proposed down lights (attached). Fixture is recessed with white finish color.
- Approval letter from the WASC dated 2/22/13

- Completed Build It Green Checklist with 41 points proposed (minimum 25 points required).

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

1. **Project Description**. The subject property is located at the end of Zapata Way with driveway access off of the cul-de-sac bulb. Much of the site is gently sloped, and the existing two-level home has been constructed on the northern third of the parcel where it partially nestles into the slope. The existing house is a traditional Westridge Ranch style home with an attached three-car garage. The house has board and batten siding painted in a creamy taupe color and an asphalt composition shingle roof. The proposed additions are located at the western end of the home, and the majority of the site will not be impacted by the proposed improvements.

   The addition complements the existing structure and the site, blending into the surroundings with little or no impact on the adjacent properties. The house additions can be constructed with very little grading and no impact to significant vegetation. The existing wooden landscape steps leading up to the man-gate that provides access to the rear yard will be removed and replaced adjacent to the new addition. Existing, damaged concrete planters adjacent to the front entry steps will be rebuilt. It is also planned that electrical service will be undergrounded from the pole located at the side property line (on the opposite side of the existing redwoods) to the house.

2. **Site Development Criteria**. The property is located within the Residential Estate (R-E), 2.5 acre minimum zoning district and is subject to the following development criteria:

Adjusted Maximum Floor Area Permitted	7,311 sq.ft
Proposed Addition Floor Area	1,104 sq.ft.
Maximum Single Structure Floor Area (Maximum adjusted floor area x 85%)	6,214 sq.ft.
Proposed Main Dwelling Total Floor Area	6,168 sq.ft. (84%)
Maximum Impervious Surface Area	12,440 sq.ft.
Proposed New Impervious Surface Area	135 sq.ft.
Proposed Total Impervious Surface Area	9,021 sq.ft.
Setbacks: Front Side Rear	 50 feet 20 feet 20 feet
Maximum Allowed Building Heights	28 – 34 feet
Proposed Height of the Addition	12 - 21 feet
Parking Required	4 total - 2 covered; 2 guest
Proposed Parking	(e) site accommodates the required parking

Base d on the above li

Based on the above listed criteria, the proposed project meets the maximum floor area and impervious surface area requirements. Although Sheet A-2, floor plan of the lower level of the house, refers to it as the basement level, this area does not meet the requirements of a true basement as defined in the Zoning Ordinance, and therefore counts as floor area.

Total impervious surface allowed for the site is 12,440 sf, and the addition of 135 sf of impervious surface at the lower level exercise room entry doors brings the proposed impervious surface for the site to 9,021 sf.

Compliance with 20-foot side yard property line setbacks is shown on the site plan. The addition will be located no closer than 22 feet from the adjacent side property line.

The maximum height of the existing residence is 23.5 feet while the maximum height of the addition is 21 feet, which is well below the 28 and 34-foot height limits.

3. **Exterior Materials and Finishes.** The existing house is painted in a creamy taupe color, has black metal framed windows, and an asphalt composition shingle roof. The plans indicate that the proposed addition will match the existing colors and materials. Additionally, the garage doors, which are currently white, will be painted to match the existing house siding. The applicants may wish to consider a darker color of siding if they decide to paint the entire residence. The rebuilt front planters will utilize a stone veneer similar to the stone at the existing pool terrace, and the small trellis feature at the exercise room will be left in natural wood.

4. **Landscaping.** No new landscaping is proposed with the project. The existing wood steps that will be impacted by construction of the addition will be shifted over and all disturbed areas will be restored. A construction staging and tree protection plan will be submitted with the Building Permit plans that includes protection for the existing redwoods adjacent to the driveway.

5. **Exterior Lighting.** Four new light fixtures are shown on Sheet A-2 and cut sheets are attached. The plan proposes installation of two sconce fixtures; one at the side door entrance to the lower level exercise room and one at the existing steps that lead to the upper level entry to the house. Two recessed down lights are proposed over the exercise room folding doors that would be installed in the building eave. These fixtures do have a white finish color. There are no lights proposed in the trellis feature that extends out from the exercise room. It is noted that there is an existing floodlight on this wing of the house, and that this and any other existing flood-type lighting shall be removed prior to final building inspections.

6. **"Sustainability" aspects of project**. The project targets 41 BIG points under the Existing Homes Elements Label, whereas under the town's mandatory green building program the required point total is 25. For this project, compliance with the mandated point total would be verified through the "self-certification" process prior to final inspections.

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 March 25th ASCC meeting.

5b. REVIEW FOR CONFORMITY WITH CONDITIONAL USE PERMIT (CUP) X7D-30 -- PLANS FOR RENOVATION OF EXISTING CLASSROOMS, 302 PORTOLA ROAD, *WOODSIDE PRIORY SCHOOL*

This proposal is for ASCC review and approval of plans mainly for renovation of existing classroom space in two existing building clusters on the Priory school campus. The renovations include the enclosure of 800 sf of existing roofed corridor space in one of the clusters, but all other changes occur within existing classrooms and all project areas are recognized on the schools master plan approved by the town in 2005. Since the proposals require building permits they must be reviewed by the ASCC for conformity with the Priory's master plan CUP documents.

The proposed renovations and floor area additions are detailed on the following enclosed *16 Sheet plan set dated 3/7/13 and prepared by MK Think Architects*. Also provided is a two page Materials Board received March 7, 2013. The proposed exterior renovations are to be with materials and finishes that essentially match all existing conditions and are consistent with the approved master plan provisions. The materials board will be available for reference at the ASCC meeting. No roof changes are proposed and the Benedictine Square classrooms contain solar panels installed pursuant to a previous ASCC approval. We understand that no changes in exterior corridor lighting are planned at this time. If any lighting modifications are being considered, they should be clarified to the satisfaction of the ASCC.

The locations of the two building clusters that are the subject of this request are shown on Plan Sheets A0.00 and A1.00. A comparison of these sheets to the attached approved CUP master plan site plan shows that one classroom cluster is master plan Zone F, Benedictine Square, and the other is Zone G, Church Square with the library/media center and the science classrooms. The proposed 800 sf of new floor area is located under the existing building roof at the west end of the "science" building in Zone G. The floor area addition is specifically identified on plan sheets A2.01a, demolition plan, and Sheet A2.11a, Level 1 floor plan.

While we consider this project fairly simple and straightforward and consistent with the approved CUP master plan, the following additional comments are offered to assist the ASCC act on the request.

1. **Project description, general conformity with approved master plan.** Much of the proposed renovation work is to make the existing classroom floor area more functional and upgrade spaces to meet current classroom and staff needs. Further, the changes are to address handicap access requirements and these have been developed in communication with the town's building official. While a number of exterior building wall changes are being made consistent with the floor plan revisions, the basic footprints remain as shown on the master plan and the exterior treatments in terms of materials and finishes will be consistent with the existing school vocabulary as set with the CUP master plan. From an off-site or even on-site view perspective, once the project is completed there would be minimum change from existing conditions and no landscape areas of any significance would be affected by the planned work.

The master plan specifically identifies all the project building areas for school classroom, staff and related educational uses. The addition of 800 sf with the proposed Zone G changes is well within the 3,000 sf of new floor area anticipated for this Zone. It is, however, noted that 2,000 sf of temporary classroom space was also permitted in this area and is located at the east end of the lower building. Still, the proposed addition is within the 3,000 sf of anticipated new Zone area and, overall, much more master plan allowed floor area has yet to be used in all of the zones where new floor area is allowed. So, in any case, the total developed school floor area with the project is well under the CUP floor area limit.

2. **Construction staging**. The two attached sheets from the project architect provide the logistics plan for the subject work that is to be pursued during this summer's vacation season. The objective is to complete the work during the slower summer period and avoid conflict with the more intense site use during the normal school year.

Prior to acting on this request, ASCC members should visit the project site, consider the above comments and any new information presented at the March 25th ASCC meeting. Again, overall this is a very small project and appears to be fully consistent with the approved CUP master plan.

5c. RESTORATION AND REMEDIATION PLANS, 18 REDBERRY RIDGE, *DOUGLASS*

As noted at the head of this memorandum, the subject matter is before the ASCC for review and approval of the following enclosed restoration and remediation plans for the subject Blue Oaks parcel that was impacted by unauthorized removal of significant trees and other plant understory around the end of December 2012 and/or early January 2013:

Draft Restoration Plan, 18 Redberry Ridge, Rana Creek, March 15, 2013
Sheet L1.0, Existing Conditions, 3/15/13, Thuilot Associates
Sheet L1.00, Irrigation Plan, Rana Creek, 3/15/13
Sheet L2.00, Rana Creek, 3/15/13

Provided with the Draft Restoration Plan is Kielty Arborist Report dated August 8, 2012. This is from the property owner's arborist. A follow-up report dated January 10, 2013 was prepared by the arborist after the tree cutting and two subsequent arborist reports were prepared in early March. One by Kielty dated March 4, 2013 and another by David Babby, Arbor Resources, dated March 8, 2013. All three of these "follow-up" reports are attached. The Arbor Resources report was prepared for the town as part of the town's review of this matter. Also attached for reference is the notice of code violation that was sent to the property owner.

The following comments are offered to assist the ASCC review and act on this request.

1. **ASCC review and approval responsibilities, 3/25/13 field meeting**. The plan review will start with a 4:00 p.m. site session on Monday afternoon to view existing conditions and receive input from the property owner, habitat restoration consultant and project landscape architect. After the site review, the ASCC will continue to 14 Hawk View, in Portola Valley Ranch, to consider views from the residence of Linda Elkind. Some of her concerns are noted in the attached February 12, 2013 letter to

the ASCC prepared when Ms. Elkind understood that the matter might be considered while she was not in town. Now, however, she is back from her travels and she has agreed to share her views to the subject property and will also be present at the start of the site meeting in Blue Oaks.

The objectives for the Monday meetings are for the ASCC to become informed of the site conditions and restoration plans and, hopefully, be able to act on the plans so that the restoration efforts can proceed. Any action would likely be conditional and some issues that may need conditions are discussed below.

2. **Background, code violation, etc.** The attached and enclosed materials, including the code violation letter, contain considerable background on the subject matter. We can provide more details on the background at Monday's meeting as may be needed. Some key points to note as part of plan review, however, are:

   - Once the town was aware of the scope of the site clearing and disturbance, erosion control measures were required and installed to the satisfaction of the town public works director. These have been maintained as required by the public works director and would need to be maintained on an on-going basis to his satisfaction as part of any restoration plan approval. Appropriate guarantees for erosion control oversight by the town would need to be a condition of any action on the plan.

   - The 18 trees removed, 15 of which are considered significant under town ordinance provisions, are all within the open space easement on the property. Further, some of the unauthorized work extended into the common open space easement area beyond the parcel and also onto the residential parcel to the west, i.e., Lot 16. The open space easements are shown shaded on the attached vicinity map and also identified on the enclosed restoration plan maps, including the map from the project arborist. The open space easement areas are all to the benefit of the town and there are violation provisions in the easement documents.

   - The EIR for the Blue Oaks project included a detailed visual analysis that was used to partially determine the building envelopes for each lot, and development standards. This analysis also contributed to the identification of open space easement areas including those on and adjacent to the subject site. The loss of trees and tree canopy needs to be considered once house plans for the site are prepared, and this will require a detailed visual analysis so that conclusions can be reached relative to the final plans being consistent with the EIR analysis. At that time, and based on a detailed visual analysis, the ASCC may need to require more tree screen or house plan adjustments to ensure conformity with the environmental review and approval for the Blue Oaks project. Hopefully, any restoration planting efforts would be in place and reasonably established when the house review plan process is underway.

   - The town council continues to keep track of the code violation and restoration process and is looking to the ASCC to advise the council as to the acceptable timeline for vegetation planting and establishment. In terms of establishment, the issue is when the planted materials would be in place with high potential for survival. This would help determine when the code violation is acceptably

addressed and when it might be possible to lift the limitation on processing of plans for any new house project.

- Based on data in the Rana report, the replacement trees need to be planted in Spring and the understory materials and grass plugs in December. Thus, the restoration planting would not be completed until the end of this year. The report states that the critical periods for plant establishment are the first year for shrubs and two years for trees. Thus, it appears from the Rana data that it will take at least until the spring of 2015 to be certain all plant materials are essentially in good shape. Therefore, the ASCC may want to recommend that house plans not be considered by the town until late 2014 and that any building permit not be released until the spring of 2015, with the understanding that Rana provide a report prior to release advising on the status of all plantings.

While the above comments provide background they also offer suggestions and concerns for the ASCC to consider in reviewing the proposed plans.

3. **Restoration proposals.** For the most part, we support the proposed restoration plans. We, along with ASCC member Breen, did review a draft plan and provided comments as set forth in the attached March 15, 2013 email. Most of these have been addressed with the enclosed plan. The planting of additional trees has not, however, been included in the plan revisions and the project team will explain why at the ASCC meeting. In any case, the town would have the ability to require additional screen planting based on a detailed visual analysis as discussed above and, as the ASCC has done in the past, such additional planting could be required prior to release of any building permits.

   The restoration plans have also been referred to the conservation committee for input to the ASCC. We understand that the conservation committee will be represented at the March 25th ASCC meeting.

4. **Approval conditions and provisions.** Many issues relative to possible conditions are discussed above. One additional matter is that based on a final, detailed implementation plan, the property owner should be required to post a bond or other surety to the satisfaction of the town planner, public works director and town attorney guaranteeing the plantings, replacement, maintenance, erosion control, and covering all town costs associated with monitoring and oversight of the plan implementation process.

Prior to acting on the proposed plans, the ASCC should consider the above comments and conduct the site meeting and consider the information gained at the meeting and as wall as any data provided at the regular evening ASCC session. Further, the town council would be looking to the ASCC to identify the time frame that will be needed to ensure that the restoration planting is firmly established with minimum risk for plant survival.

6a. Conservation Committee Redwood Tree Guidelines

The enclosed March 25, 2013 staff report from Interim Planning Manager Steve Padovan provides the background on the matter and transmits the revised Conservation Committee recommended redwood tree guidelines. As noted in the staff report, the ASCC should review and offer recommendations on the guidelines for consideration by the planning commission. Eventually, the town council will need to concur with the guidelines and they will be added to the town's design guidelines document.

6b. Commission and Staff Reports

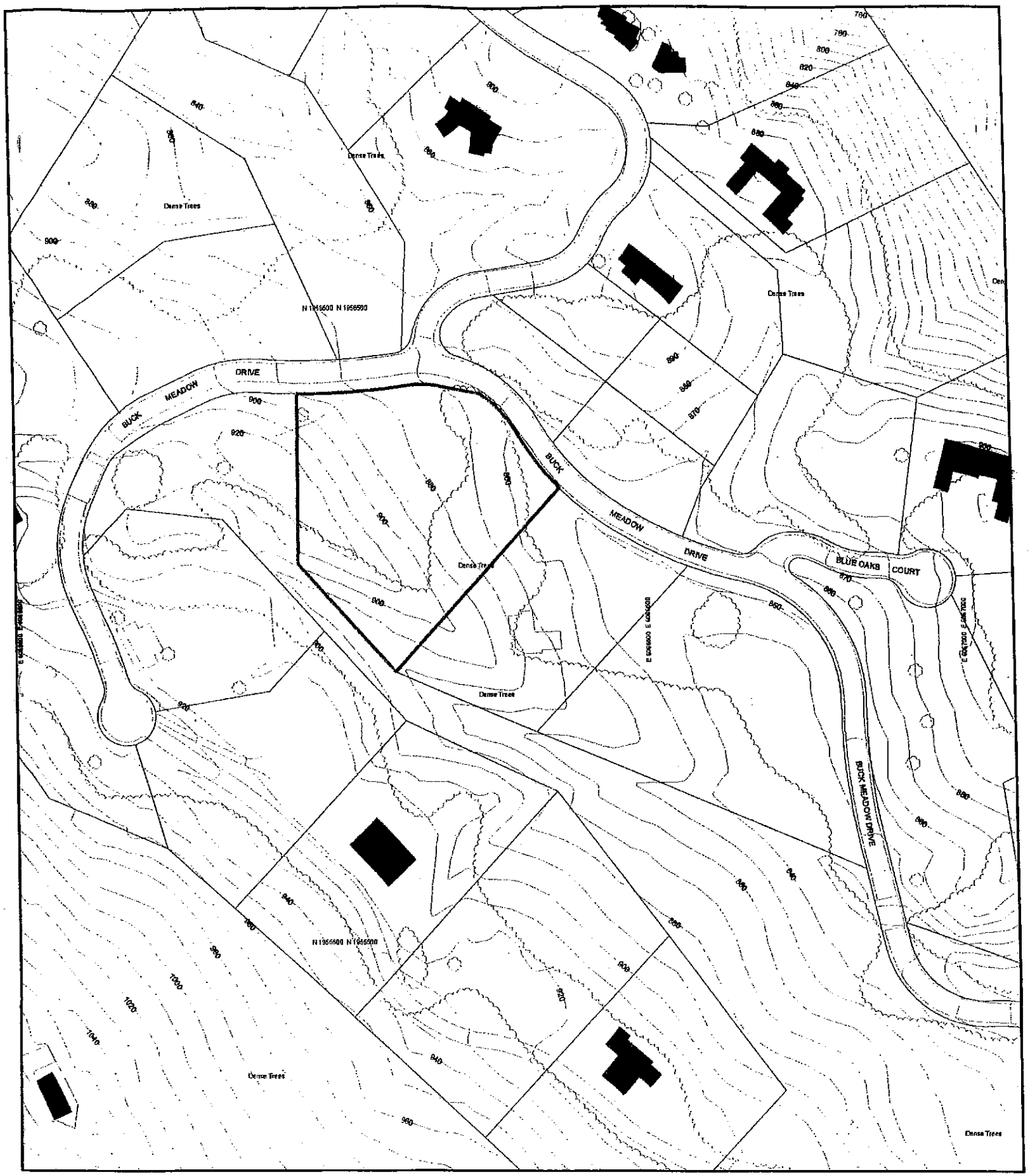
Staff will report on the March 20, 2013 continued planning commission public hearing on the Priory's CUP amendment and update the ASCC on the new applications now in the project review pipeline.

TCV

encl.
attach.

cc. Planning Commission Liaison
Town Council Liaison
Town Manager
Mayor
Applicants
Assistant Planner
Interim Planning Manager

AR & SITE DVELOPMENT PERMIT X9H-650, 6 BUCK MEADOW DRIVE, STRICK



Vicinity Map — **AR & X9H-650 New Residential Development – Strick**

Scale: 1" = 200 feet — 6 Buck Meadow Drive, Town of Portola Valley

March 2013

Ferrari Community Management
444 First Street, Suite A
Los Altos, CA 94022

(650) 917-9911
FAX 917-9911
ferrarimgtco94022@yahoo.com

February 26, 2013

Roland Strick and
Anngela Strick
1769 Kelly Street
San Mateo CA 94403

Re: ARCHITECTURAL APPROVAL OF RESIDENCE AND LANDSCAPE PLAN
Lot #34 Blue Oaks, 6 Buck Meadow

Dear Mr. and Mrs. Strick:

Thank you for your presentation at the meeting last night regarding the plans revised February 10, 2013 for your proposed home, pool and landscaping. As you observed at last nights Board Meeting, the Blue Oaks Board of Directors acting as the Architectural and Design Committee on behalf of the Blue Oaks Homeowners Association has met and approved your plans.

Please note that this approval does not constitute a waiver of any of the requirements of any applicable government agencies or the acceptance of any technical or engineering specification. The association only reviews submittals as to appropriateness and this approval does not confirm that the plans meet the requirements of the PUD. All technical and engineering matters and compliance with the PUD Statement or the requirements of the Town of Portola Valley are the responsibility of the Lot owner. An oversight of a Covenant, Condition or Restriction, Rule, Policy or provision of the PUD statement does not constitute a waiver and must be corrected upon notice.

Good luck with your project.

DOMINIC FERRARI, Property Manager
On Behalf of the Board of Directors

PRELIMINARY CONSERVATION COMMITTEE COMMENTS

ADDRESS: 6 Buck Meadow
DATE: 2/27/13

Lighting

Does the outdoor lighting fit the "for safety only" criteria?

Are the lights shielded to prevent light pollution? There were no pictures of the fixtures on the plans we were given.

Impermeable Surfaces

Are impermeable surfaces kept to a minimum? Can any be replaced by pervious surfacing?

Plants List

Plants chosen are appropriate. Deer will eat the Fremontodendron and Buddleia.

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

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

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

Any work done on the property should fully protect this area from the effects of construction debris and runoff. Large machinery should not be allowed in this area, even for access – alternative routes should be used. Erosion control should be carefully implemented.

A subcommittee of Conservation Committee would like to participate in the ASCC site visit scheduled for 3/11 and may have further comments then.

Submitted by Judith Murphy

6 Buck Meadow Drive/Strick Residence

Reply to Conservation Committee Comments

Attn: Judith Murphy

March 4, 2013

LIGHTING

Our main design criteria for the outdoor lighting is to strive to eliminate light pollution to the natural outdoor night environment. Our plan has no lighting projecting upward or toward the sky.

A "cut spec sheet" on all lights has been submitted to the Town with the plans as an 8-1/2 x11 attachment. It is also attached to this letter.

All light fixtures are small wattage down lights or shielded to project light downward only.

Very small 6 watt LED step lights are placed at walks, steps and entryways for safety.

We have only 2 task lights at the outdoor cooking area that are low wattage, shielded down light.

IMPERVIOUS SURFACES

The BLUE OAKS Planned Development Statement allows 10,000 sf of impervious surfaces. Our total by definition equals 6760 sf. Of that total amount there is 1656 sf of turf block and crushed granite surface and 850 sf of swimming pool surface. Therefore our actual hard surface equals 4254 sf which we feel meets the desire and intent to minimize impermeable surfaces. We are open to ideas to further reduce the hard surface paving, if the committee has products or materials they would like us to consider as alternates to our current design.

PLANT LIST AND LANDSCAPING

We would like to answer the issues raised in the 2/27/13 comments and confirm that these items are a part of our plan.

1. The large open and uncultivated hill side will remain "as is" natural and all attempts will be made to not disturb it during construction. Any natural areas impacted during construction will be restored.
2. Invasive plants will be removed
3. All Oaks and significant trees and brushes will be protected and preserved.
4. There are no additional planting to be incorporated in this design except potentially a few bushes needed to screen the auto headlights from our entry drive to our neighbor's house to the East. Any additional plants requested by this neighbor will be submitted for approval by the Town.

5. We have no paths throughout the balance of the 3 acre property. It is the design intent to keep it as natural as possible.
6. Our civil engineer has designed and submitted an extensive soil erosion control plan. All measures to control erosion and land disturbance by construction equipment will be strictly implemented.

If you have any additional questions or concerns we will be happy to address them.

Respectfully submitted by Bob Sieger –Project Architect, phone: 608-347-7332

CLIFFORD BECHTEL AND ASSOCIATES

TRANSMITTAL

TO:	Mr. Tom Vlasic	FROM:	Clifford Bechtel
COMPANY:	Town of Portola Valley	DATE:	March 18, 2013
ADDRESS:	765 Portola Road	JOB NO:	2013410
	Portola Valley, Ca 94028		
SUBJECT:	6 Buck Meadow Drive, Portola Valley		

Dear Mr. Vlasic,

Attached are revised sheets C-1.0, C-1.1 and C-2.0 for review and use in the Planning Permit Process for 6 Buck Meadow Drive. The plans have been labled with a "delta 1 – Rev 03/18/13", but no clouding has been done to identify changes.

Per recent site walk and preliminary public meeting review, the directive was to present a grading plan that had balanced earthwork, to have no native soil "export". The attached plan has placed additional fill of 1 to 2 feet, below the proposed driveway and some additional fill to the north of the proposed home, to retain the necessary "cut" material on site. Grading limits were expanded approximately 8,000 sf, from pervious limits, to accomplish the balanced grading.

As discussed in recent meetings, the overall goals of the earthwork operation, would be to grade the site to have a more natural gradient (i.e. rolling hills and meadow) and avoid trucking of native soil to a dump site. All disturbed limits will be seeded with native grasses and protected with erosion control materials, until grass has been established.

Please give me a call if you have any questions.

Sincerely,

Clifford Bechtel

CC:

901 Waltermire Street, Belmont, CA 94002 650-333-0103 Fax 650-637-1059

number of lights on the garage, and we also wonder about the need for two pendant lights in each of the covered patio areas. Further, the existing light strands in site trees should be removed as soon as possible for conformity with town lighting regulations.

Prior to acting on the revised submittal, the ASCC should consider the above comments and any new information presented at the March 11, 2013 meeting. And, as previously noted, the applicant will need to file and receive approval for a site development permit before any building permits for the new project could be processed. At the same time, if a request were made for removal of the acacia sooner than processing of a site development permit, we would support it as long as it included planting of the new oaks and removal of the boulders in the road right of way.

5a. ARCHITECTURAL REVIEW FOR NEW BLUE OAKS RESIDENCE AND SITE DEVELOPMENT PERMIT X9H-650, 6 BUCK MEADOW DRIVE (LOT 34), *STRICK*

Lot 34 is located on the west side of Buck Meadow Drive, just southwest of the intersection with Redberry Ridge (see enclosed vicinity map). The parcel is within the "Grassland Zone of Habitation" as defined in the Blue Oaks Planned Unit Development (PUD) Statement. The 2.9-acre parcel increases in elevation from Buck Meadow Drive on the east to the ridge along the western boundary. The rise in elevation is roughly 60 feet. The site is impacted by fault setback requirements and the relatively long Buck Meadow Drive frontage. The building envelope (BE) is toward the southern end of the parcel and extends into an oak grove that continues south across Lots 35 and 36, both now residentially developed. The BE map from the Blue Oaks PUD and some of the more relevant PUD provisions are attached for reference.

The subject proposal includes a 3,748 sf main house with upper level loft and master bedroom. The upper level is connected to a proposed detached structure that includes a 670 sf guest house and 340 sf design studio over a 570 sf garage. Small basement areas are included for both the main house and detached structure that are to contain mechanical/utility facilities. The project includes a swimming pool and pool terrace areas, and most of the proposed grading is to cut the house into the building envelope and develop the level outdoor space between the new house and swimming pool.

A total volume of grading of 2,106 cubic yards, counted pursuant to the provisions of the site development ordinance, is proposed to accomplish the proposed site development. The grading includes 1,214 cubic yards of cut and 992 cubic yards of fill. Excavation for the basement spaces is relatively minimal, but there will be 702 cubic yards of excess materials exported from the site. The proposed volume of grading requires the subject site development permit and, as noted at the head of this memorandum, the planning commission is the approving authority for the permit. This is the case because the grading volume exceeds 1,000 cubic yards, which is the threshold for planning commission involvement.

The proposed development is shown on the following enclosed plans, unless otherwise noted, dated February 10, 2013 and prepared by Bob Sieger Architecture:

Sheet 1, Title Page – Site Property Plan
Sheet C-1.1, Topographic Survey Plan, MacCleod and Associates, 5/11/12
Sheet C-1.2, Partial Topographic Survey, B&H Surveying, Inc., January 2013
Sheet C-2.1, Landscape Plan
Sheet C-2.2, Landscape Specs/Details
Sheet 3.1, Site Lighting Plan
Sheet 2, Enlarged Site Plan/Grading Concepts
Sheet 3, Aerial Photo and Neighborhood Study
Sheet 4, Garage Level Floor Plan
Sheet 5, Main Level Floor Plan
Sheet 6, Upper Loft Plan
Sheet 7, South and East Elevation Views
Sheet 8, West and North Elevation Views
Sheet 9, Site and Building Section Studies
Sheet 10, Site and Neighborhood View Studies
Sheet 11, Study Model Photos

The following enclosed civil engineering plans have been filed with the site development permit application and are dated 2/18/13 and were prepared by Clifford Bechtel and Associates:

Sheet C-1.0, Grading, Drainage & Utility Plan
Sheet C-1.1, Grading, Drainage & Utility Plan
Sheet C-2.0, Erosion & Sediment Control & Staging Plan

In support of the proposal, the following materials have also been submitted and are attached unless otherwise noted:

Story Pole Plan, Bob Sieger Architect, 2/10/13
Completed Built it Green Checklist, received 2/12/13, targeting 188 BIG points whereas a minimum of 109 points is required.
Completed Outdoor Water Efficiency Checklist, 2/11/12
Cut sheets for the lights shown on plan Sheet 3.1, for step, pathway, wall, recessed eave and pool lights
Arborist report by Deborah Ellis, MS, December 15, 2012 and request for removal of one double trunk oak
Exterior Colors and Materials Board, received 2/12/13. The board is discussed below and will be available for reference at the March 11, 2013 site and evening meetings.

As noted at the head of this memorandum, the March 11, 2013 preliminary review will begin with an afternoon 4:00 p.m. site meeting. The planning commission will participate in the site meeting and offer preliminary comments based on the meeting. Story poles and staking have been placed consistent with the attached story pole plan. The following comments are offered to facilitate the preliminary review process:

1. **Background, Project description, grading and vegetation impacts.** This parcel was created in 1998 with town approval of the Blue Oaks subdivision and Planned Unit Development (PUD). The approved project created 36 residential lots on over 285 acres of land with the majority of the land placed in dedicated open space. The open space includes a conservation easement over roughly 186 acres of land held

in common ownership by the Blue Oaks Homeowners Association (HOA) and Private Open Space Easements (POSE) over portions of most of the residential parcels in the subdivision including the subject property. The conservation easement includes, among other areas, the majority of Coal Mine Ridge to the west and the steeper slopes above Los Trancos Road on the east side of Blue Oaks. The conservation easement and POSE areas are subject to agreements to the benefit and control of the town.

The residential lots were "clustered" in conformity with the town's general plan provisions and the PUD set the specific standards for lot use and development. The subdivision and PUD approvals were granted after certification of an Environmental Impact Report (EIR). The established building envelopes for each lot and the PUD standards for lot development were based on the certified EIR. The PUD recognizes that the lot clustering was accomplished to ensure protection of the scenic resources of the subdivision property and, particularly, protect the visual backdrop of Coal Mine Ridge as part of the town's western hillsides. Further, the clustering reflects the constraints imposed by fault setbacks, unstable slopes, and significant tree cover. As a result, the PUD recognizes that the majority of the open space area attributable to the gross lot area, i.e., over 7 acres, is in the undivided common parcel covered by the conservation easement. In addition, the POSE areas on individual lots encumber steeper slopes, significant tree cover and visually sensitive areas.

The approved building envelope for each residential lot was defined based on site constraints and the open space designated areas. Typically, the area allowed for building on Blue Oaks lots is more limited than similarly sized parcels in the more conventional subdivision areas of the town. Thus, with the smaller and more concentrated building areas, more grading and change within the building envelope is expected than would typically be supported on parcels where there is a much larger building envelope with less open space restriction. This is the case and setting for the subject project and the proposed building envelope development.

This is the third proposal for development of this vacant parcel. Two previously approved plans were never implemented, and the most recent approval in 2008 expired in 2010. The 2008 plans (Yuk) were for a similar scope of development with similar approach to driveway access, but some additional tree removal as the developed was placed further toward the east side of the BE. The parcel was sold to the current owner after the two year time period for the previous approval expired.

Because of this parcel's prominent Buck Meadow Preserve location, the majority of the area beyond the building envelope is designated POSE as shown on the attached building envelope map. The uses that can occur in POSE areas are open spaces, driveways, grading, some landscaping and required guest parking. The plan has been developed to avoid any encroachment into the POSE except for driveway and parking uses. Further, the proposed POSE landscaping is to preserve the native meadow grasses.

The proposed house and detached garage/guest house/studio are located on the western half of the building envelope (BE), concentrating uses in a manner minimizing impacts on the trees within and around the BE. One tree, a coast live

oak, is proposed for removal and replacement with a new tree. This tree is in the southeast corner of the building envelope and is evaluated in the arborist report. Trees 1 and 2 discussed in the report are blue oaks. These are on the northeast side of the house and are to be protected. Tree 1, however, is apparently in questionable condition and the arborist has provided directions for continued evaluation and protection. Otherwise the site trees within and around the building envelope would not to be impacted by the proposed development.

The proposed residential development includes the main house and detached garage/guest house/studio aligned on the contours roughly across the center of the BE at elevation 890. The contemporary architecture structures would be cut into the site and on the west side grading would create more or less level outdoor space for terraces, a small lawn and the proposed lap pool. A wall would extend along the northwestern boundary of the building envelope to limit the grading, accommodate the outdoor areas and create more privacy for the uses on the west side of the BE. This approach pulls the house as far from the street frontage as possible.

The proposed house forms, including the roof angles, parallel the site slopes as called for in the PUD provisions. The more exposed window areas are directed uphill into the site trees and away from exposure to adjacent residences and the street frontage. While the approach to site development pushes the house somewhat more to the west than was originally anticipated with the PUD concepts, with the desire to protect the east side blue oaks and maintain separation and privacy, the design approach appears consistent with the basic intent of the PUD design guidelines.

The subject parcel has the single story height limits of 18 and 24 feet. For this project and the two earlier approved proposals, considerable effort was needed to adjust the design to satisfy the height limits. The project architect spent considerable time with staff in looking at site conditions and details of building design and placement and to ensure that the project would meet the 18 and 24-foot limits. The current plan sections and elevations demonstrate compliance and how the use of retaining walls help to meet the height limits and also minimize the overall extent of grading.

Cutting the house and terrace into the site includes maximum cuts of 10 to 12 feet at the northwestern most corner of the BE. Cut depths decrease from this corner, and would be limited by retaining walls. Above the walls, the slope would be eased to blend with the adjacent contours.

It should be noted that the western half of the site received considerable dirt from subdivision grading operations and the town required the spreading out of this soil and the grade/drainage breaks to minimize potential for erosion and this work was done pursuant to engineering standards and controls. The drainage breaks are linear features that can be seen on the partial topographic survey sheet. Thus, the current grading proposals are, at least partially, for areas that were at impacted by the subdivision improvement process. It is also noted that the north side of the parcel accommodates major subdivision utility lines and the boulders and bollards were installed to mark the lines and ensure their protection.

The proposed driveway intersects with Buck Meadow Drive at approximately the 876 contour. The driveway fairly quickly ascends to the 779-80 contour and then follows this contour to the building envelope. Fill is placed at the building envelope to accommodate access to the main house entry, the guest parking area, fire truck turnaround and garage apron. In addition, some required guest parking is provided along the west side of the driveway and minor filing is proposed for these spaces.

The proposed driveway has a width of 14 feet and is to have a crushed granite surface minimizing the visual impact over the meadow. The guest parking area along the driveway would be surfaced with the same material. Under provisions of the site development ordinance, the driveway width is to be no more than 12 feet, unless a wider surface is required by the fire marshal. The attached 2/21/13 fire marshal review memo does not specify the need for a 14-foot width, and if this is not required, the design should be adjusted to conform to the 12-foot width standard. Typically, the 14-foot width is only necessary when the driveway edge is constrained by a retaining wall. In this case no such wall in proposed though the meadow area.

At the south end of the driveway, where it encounters the BE, grading is contained by low retaining walls, and these are to be used to accommodate required guest parking spaces and access to the garage. The parking/driveway access area would be partially surface in crushed granite, but a portion of would also be surfaced in stained concrete. In any case, the majority of the PUD required seven (7) guest parking spaces (that are in addition to the two required covered parking spaces in the garage) would be surfaced in the crushed granite material. It is also noted that driveway access at the house site satisfies the fire truck turnaround requirements without conflict with the required parking spaces.

Overall, the approach to site design appears well developed. Further, the proposed architecture, as discussed below, helps ensure that the proposed improvements will fit well on the property and have minimum potential for any significant off site visual impacts and, as noted below, the plans have been approved by the Blue Oaks Homeowners Association.

2. **Blue Oaks Homeowners Association (HOA) review and approval**. Pursuant to the Blue Oaks PUD provisions, parcel development plans are to be reviewed and approved by the Blue Oaks design committee. The attached February 26, 2013 letter from Blue Oaks property manager advises that the Board of Directors of the HOA, serving as the design committee, has approved the proposal plans.

3. **Site Development Committee Review**. To date, comments have been received from the public works director (attached report dated 3/5/12), town geologist (attached report dated 2/28/13), and fire marshal (attached report dated 2/21/13). We have also received the attached 2/27/13 "preliminary" report from the conservation committee with an understanding that a final report will be provided after the 3/11 site meeting. Since the site is served by the existing sanitary sewer system, a health department report is not anticipated at this time.

   Based on the reports received, there appear to be no technical issues with the project plans. The conservation committee has offered some preliminary suggestions for preservation of site conditions and limitations on landscaping and

pervious surfaces. The trails system is established for the subdivision and the only trail issue is to ensure that the existing trail within the Buck Meadow right of way on the northeast side of the property is protected from construction impacts. This is one of the standard conditions of the public works director's report.

4. **Floor Area (FA), Impervious Surface (IS) Area and height limit Compliance.** The proposed house and detached garage/guest house/studio have a total floor area of 5,328 sf and this is within the 5,400 sf limit for the site. This limit reflects the fact that a swimming pool is proposed. If no pool were proposed, the floor area limit would be 5,700 sf. The PUD mandates a 300 sf floor area deduction when a pool is proposed of the size shown on the project plans. It should also be noted that the there is no 85% floor area limit for Blue Oaks lots, thus, it would be possible to place all floor area in a single structure without the need for any special ASCC findings.

   The total floor area in the guest house is 670 sf and this is within the 750 sf limit for such structures. The studio is attached to the guest house, but has a separate access and no internal connection to the guest house space. It has been designed to conform to the accessory unit policies of the town (copy attached) and includes no bath or kitchen facilities.

   Proposed impervious surface (IS) area is 6,760 sf and well within the 10,000 sf limit. Compliance with the PUD one-story height limit for this site is discussed above and is demonstrated with the data on the plan elevation and section sheets.

5. **Architectural design, exterior materials and finishes**. The site is within the "Grassland Zone" of the Blue Oaks PUD and the guidelines for this zone provide that houses should conform to the rolling hills conditions. Foundations are to follow the natural forms of the site and structures are to be cut into the hillside. Further, houses are encouraged to be multi-level. Roof angles are to parallel the slopes of the site.

   The subject proposal calls for a house and other site improvements to be cut into the site. Roofs have low angles follow the site contours. Overall, the house and other proposed improvements appear to be designed in harmony with the grassland design guidelines.

   The proposed house is of a contemporary architecture that has a character similar to the houses constructed 10 and 12 Redberry Ridge, the project now nearing completion at 2 Buck Meadow Drive. The proposed exterior materials and finishes include:

   - Horizontal western red cedar wood siding with walnut oil based wood stain. This stained material is also proposed for the garage doors.
   - Medium gray smooth troweled stucco siding.
     Standing seam steel roofing with a medium gray/charcoal matte finish.
   - Matte charcoal finished aluminum coping.
   - Horizontal board from concrete retaining walls and exposed foundation walls.
   - Light gray tinted window glazing with matte black frames
   - Aluminum frame, cable railing systems

6. **Conformance with second unit and accessory structure policy statement and zoning regulations.** Because a detached accessory structure is proposed, the ASCC must make findings pursuant to both town policy statements and zoning regulations. In this case, the guest house contains an internally accessed bathroom and some kitchen facilities and, under town policy, is considered a second unit. Second units are permitted in Blue Oaks. Compliance of the design with town policy and zoning provisions is discussed below.

   Second Unit and Accessory Structures Policy Statement, July 29, 1992 (copy attached). The proposed guest house is designed to conform to the town's guest house policy provisions. However, as noted above, it is attached to a proposed 340 sf design studio, but with no internal connection between the two spaces.

   The policy provisions require that the ASCC determine that a combination of uses in one detached structure, in this case guest house and design studio, can't be easily converted to a guest house larger than 750 sf. In this case, the total guest house and studio area is 1,010 sf. We find that while the design is clearly to accommodate two different and distinct spaces and uses, deed restriction should be required to ensure the spaces are not combined to create a guest house larger than 750 sf. (It is noted that the upper guest house/studio is also over the garage structure. In this case, the access and design of the garage are clearly for covered parking and related garage and mechanical spaces. We see no issue relative to any potential for converting the garage and above spaces to large second unit.)

   Zoning Regulations. Second units are permitted on parcels of one acre or larger pursuant to the limitations set forth in Section 18.12.040.B of the zoning ordinance (copy attached). The parcel is significantly larger than one acre, almost three acres, and there is more than enough parking to meet the requirements for the main residential use and the second unit. The parking requirements for Blue Oaks are considerably higher than for other residential areas of the town and include provisions for potential second units. Further, the design of the structure conforms to the design of the main house and otherwise appears to meet the second unit zoning requirements.

7. **Landscaping**. The proposed landscape plan appears consistent with the Blue Oaks landscape and planting guidelines. It is to protect existing trees and provide for replanting of meadow grasses for areas disturbed beyond the building areas. Beyond tree protection and replanting for the one tree to be removed, the only other planting is for the relatively small areas in the building envelope. The planned irrigated grass area is under the 1,000 sf limit and located so as to only be visible from with the outdoor use area on the west side terraces.

8. **Exterior lighting**. Proposed exterior lighting is shown on plan Sheet C3.1 and cut sheet for the proposed fixtures are attached. The plans appear to need the following adjustments to conform to town and Blue Oaks basic lighting standards and guidelines:

   - Eliminate the two "E" guest parking lights in the POSE area.
   - The "B" lights in the east side planting terraces are mainly for decorative purposes. Those at the edge the lower planter are for the pathway, but the upper lights should be eliminated.

Otherwise the plans and fixtures appears to be for specific functions and consistent with town and Blue Oaks standards.

9. **"Sustainability" aspects of the project**. As noted above, the project proposed to achieve 188 BIG points whereas a minimum of 109 points are mandated by town green building standards. Compliance would be ensured with the building permit process and formal GreenPoint compliance would need to be verified by a certified BIG rater.

The ASCC should conduct the preliminary review, including the site visit with the planning commission, and offer comments, reactions and directions to assist the applicant and project design team to modify or clarify plans as may be necessary to allow for eventual final action by the ASCC. Project review should then be continued to the regular March 25, 2013 regular ASCC meeting. Following ASCC completion of the architectural review process, the site development permit would be scheduled for planning commission public hearing.

6. COMMISSION AND STAFF REPORTS

At this time, staff has no specific reports for the March 11th ASCC meeting.

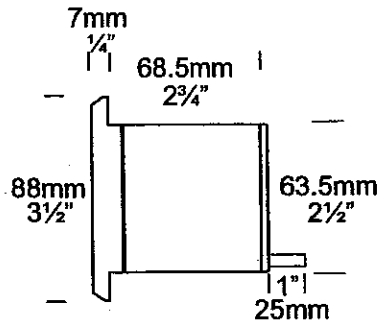
TCV

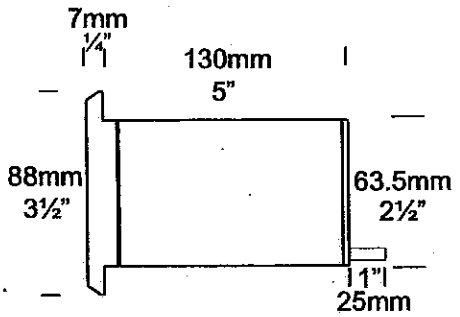
encl.
attach.

cc. Planning Commission Liaison
Town Council Liaison
Town Manager
Mayor
Applicants
Assistant Planner
Interim Planning Manager

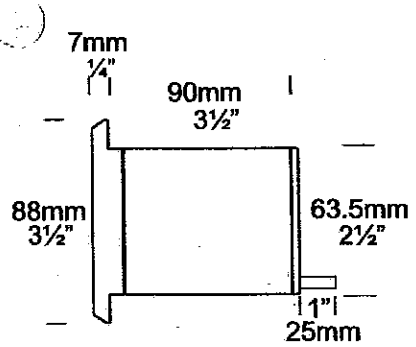
Step Lite Louvre Square

Cat. No. SLLUSQ
Cat. No. SLLUSQFL
Cat. No. SLLUSQGU

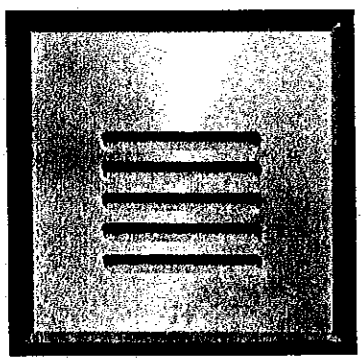




Fluorescent Option



GU10 Option



The Step Lite Louvre Square has an 88mm (3½") square flange with a flush surface look with no protrusions. The 45 degree louvre eliminates all upward light making this luminaire ideal for illumination of steps and low level features such as exterior paved areas.

A 110/240 volt fluorescent option is available which offers excellent light output, low energy usage and very low heat generation, this changes the luminaire to an IP66 rating.

A GU10 version of this luminaire is also available for line voltage lamps. However, a longer luminaire body is needed to accomodate the longer lamp.

Ordering Information

Luminaire Type	Material	Accessories
SLLUSQ - Step Lite Louvre Square	COP - Copper SS - 316 Stainless Steel	CJK150 - Cable Joint Kit FL - Fluorescent Option LENSSTEPF - Frosted Lens Slcan - Step Lite Canister Flucan - Fluorescent Canister PVC Canss - 316 Stainless Steel Canister GU - GU10 Option

For **LED** options, refer to page 10.4 (dedicated LED), 10.4.3 (6 watt), 10.4.4 (3 watt) or http://hunza.co.nz/l.html

Ordering Example: SLLUSQ SS - Step Lite Louvre Square in 316 Stainless Steel
SLLUSQFL COP - Step Lite Louvre Square in Copper with Fluorescent option
SLLUSQGU COP - Step Lite Louvre Square GU10 in Copper
CJK150 - Cable Joint Kit
(Accessories ordered separately)

HUNZA PURE OUTDOOR LIGHTING
HUNZA FACTORY
130 Felton Mathew Ave
Glen Innes
Auckland 1072
New Zealand
Ph: 64-9-528 9471
Fax: 64-9-528 9361
hunza@hunza.co.nz
www.hunza.co.nz
INTERNATIONAL CONTACTS:
www.hunza.co.nz/contacts.php

Ver 1.4

Luminaire Construction

CNC machined from one of the following metals:

Copper: 63.5mm (2½") x 10.5mm (13/32"). End cap - solid copper 6[illegible]mm (2½") rod.
F[illegible]ge 90mm x 90mm (3½" x 3½") bar.

316 Stainless Steel: 9mm (11/32"). End cap - solid 316 stainless steel 63.5mm (2½") rod.
Flange 90mm x 90mm (3½" x 3½") bar.

Mounting

Designed to fit through a 66mm (2 5/8") hole and be fixed into position by two screws in the flange or a Step Lite canister (see accessories) can be used which maintains the aesthetic look of the flange by eliminating the two screw holes in the flange.

Features

Lens:
3mm (1/8") thick clear tempered shatter resistant glass.

Lifetime Warranty.

Gaskets:
Silicone, iron impregnated 220°c (428°f).

Lamp Holder:

GU5.3 & GU10 - 350°c (662°f) ceramic multi contact lamp holder with 250°c (480°f) teflon cables.

Fluorescent:
E27 PET 210°c (410°f) base mount.
E26 available in the USA.

Accessories:

Cable Joint Kit (Cat. CJK150)
Not approved for USA /Canada.
Fluorescent Option 8 watt 240 volt (Cat. FL) IP66.
Fluorescent Canister, PVC (Cat. Flucan).
Frosted Lens (Cat. LENSSTEPF).
Step Canister (Cat. Slcan).
316 Stainless Canister for use in lime stone etc. (Cat. Canss).
GU10 Option (Cat. GU).

Standards

EN60598

IP66/IP68

UL1838

Luminaire Weight

12 volt
Cop 1.350kg (2lb 15oz)
SS 1.040 (2lb 4oz)

Fluorescent IP66
Cop 2.300kg (5lb 1oz)
SS 1.675 (3lb 11oz)

Power Supply

HUNZA™ Inground or Wall Mount Transformer: not included.

USA and Canada:

HUNZA™ Wall Mount Transformer: not included.

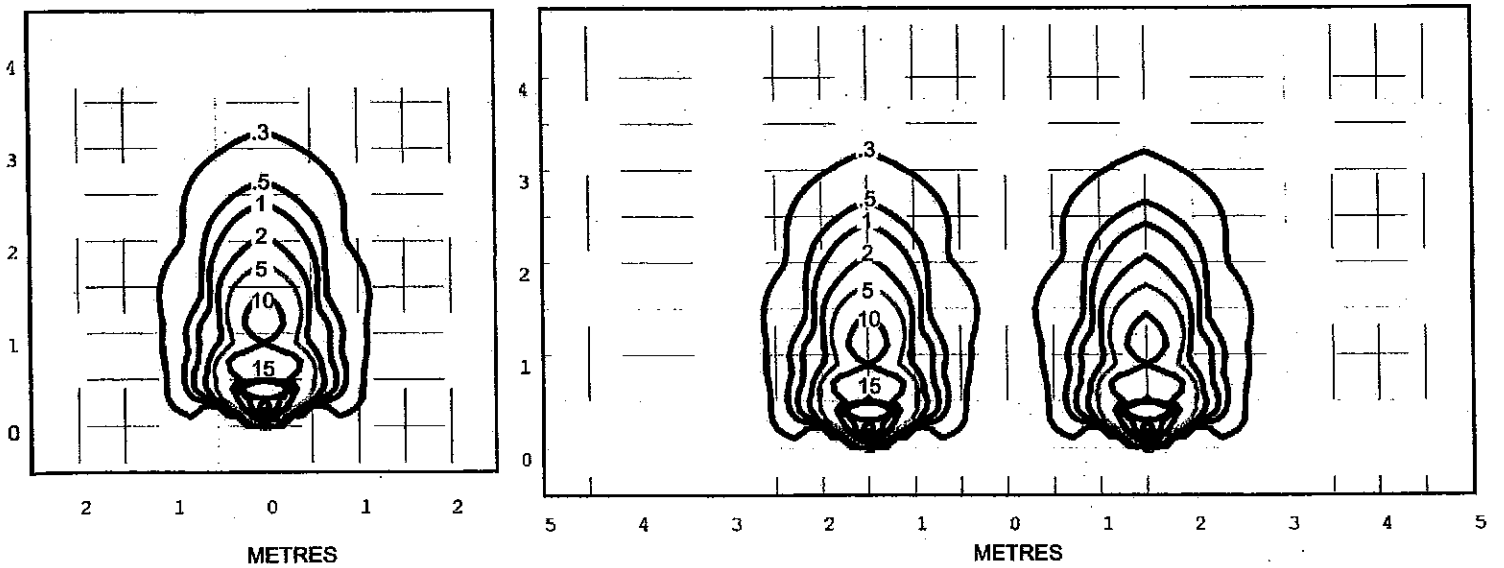
Luminaire: supplied with

Halogen
MR16 GU5.3 20watt lamp max.
Fluorescent
E27 - 110/240 volt self ballasted lamp.
GU10 - GU10 25 or 35 watt lamp max.
LED - Refer to previous page.

USA and Canada:

MR16 GU5.3 20 watt lamp max.
GU10 Halogen - Lamp not supplied
LED - Refer to previous page.

Step Lite Louvre Square Lux MR16 BAB 20 watt lamp - Lens height 400mm (15¾")



Isolux Lumens Plot - Footcandles = Isolux figures divided by 10.76

HUNZA™ PURE OUTDOOR LIGHTING

HUNZA FACTORY
130 Felton Mathew Ave
Glen Innes
Auckland 1072
New Zealand

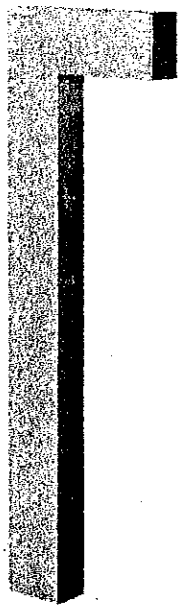
Ph: 64-9-528 9471
Fax: 64-9-528 9361
hunza@hunza.co.nz
www.hunza.co.nz

INTERNATIONAL CONTACTS:
www.hunza.co.nz/contacts.php

Ver 1.4

YLIGHTING

cut sheet
Atlantis Path Light



Atlantis Path Light

Description: Design by Hinkley Lighting.

With it's distinctive "L" shape, the Atlantis Path Light from Hinkley Lighting features three metal finish (Bronze, Titanium and Hematite), Xenon and LED lamping options and 36" lead wire (12 awg).

This design is ideal for path lighting.

Installation Note: Requires 12V-15V Outdoor Rated Low Voltage Transformer (sold separately).

www.ylighting.com/hinkley-landscape-atlantis-path-light.html
phone: 1.866.428.9289

Item Code: HNK-ATLANTIS-PATH-LIGHT

Model:
- 1518TT- Titanium
- 1518TT-LED- Titanium / LED (+$54.00)
- 1518BZ- Bronze
- 1518-BZ-LED- Bronze / LED (+$54.00)
- 1518HE- Hematite
- 1518HE-LED- Hematite / LED (+$54.00)

Wattage: 2.4|20

Lamp Type: xenon | led

Listing: UL | cUL | Wet Location

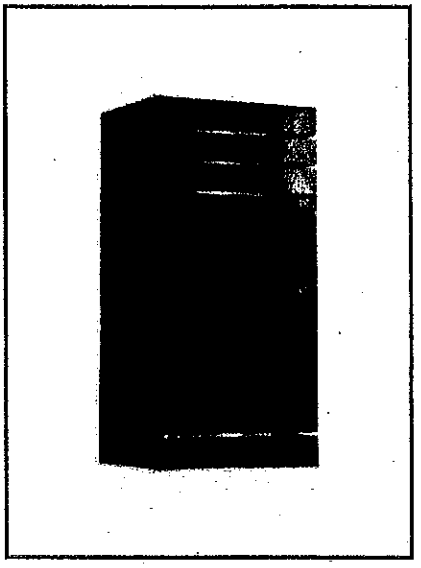
Price: $109.00

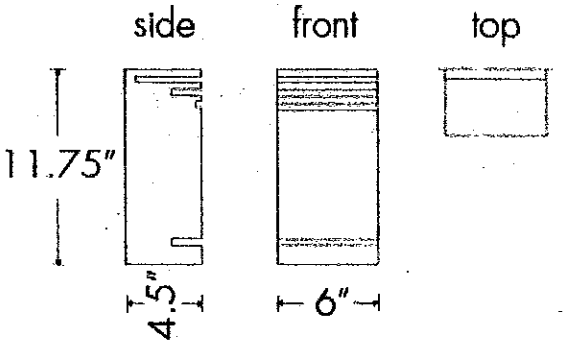
Company:	**Fixture Type:** Outdoor Lighting	**Date:** 02/04/13
Room:	**Placement:**	
Project:	**Approved By:**	

Catalog Code:

Dimensions: 6.5"W x 22" H

ULTRALIGHTS
lighting with the human element





9012

Choose Finish → SP (Silver)

Choose Lamping → 26 watts Flourescent

suitable for wet location

print page | email this page

11.75”h x 6”w x 4.5”d
01-Wet Loc - 1 x 60W Incan A-21 <!-- AddThis Button BEGIN -->

<script type="text/javascript">var addthis_config = {"data_track_addressbar":true};</script> <script type="text/javascript" src="http://s7.addthis.com/js/250/addthis_widget.js#pubid=ra-503790841a409f68"></script> <!-- AddThis Button END -->

JUNO LIGHTING GROUP
by Schneider Electric

Home | Literature

Search

Trim

6" LED Slope Ceiling

6" Compact Fluorescent

6" Compact Fluorescent Slope Ceiling

6" Incandescent Economy

6" Incandescent High Wattage

6" Incandescent Shallow

6" Incandescent Slope Ceiling

Product Index > Residential Recessed > 6" LED

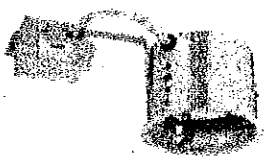
Pages

6" IC New Construction LED Downlight 900lm, Generation 3 technology. Choice of dimmable drivers. Emergency battery backup and Change Plenum options available. Wide flood optic shipped as standard

N/A

6" IC New Construction LED Downlight with WarmDim, 600 lumens, 3000K, Generation 3 technology. Dedicated120V driver

N/A



6" IC Remodel LED Downlight with WarmDim, 600 lumens, 3000K Generation 3 technology. Dedicated120V driver

N/A

6" IC New Construction Dedicated LED Housing

N/A

JUNO LIGHTING GROUP by Schneider Electric

Home · Literature

Search

Product Index > Residential Recessed > 4" LED

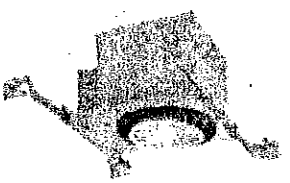
Trim
- 4" Vertical CFL
- 4" Incandescent
- 4" Low Voltage
- 5" LED
- 5" Incandescent
- 5" Incandescent Shallow
- 5" Vertical Compact Fluorescent
- 6" LED

4" IC New Construction LED Downlight with WarmDim, 600 lumens, 3000K, Generation 3 technology. Dedicated 120V driver

N/A

4" IC Remodel LED Downlight with WarmDim, 600 lumens, 3000K, Generation 3 technology. Dedicated 120V driver

N/A



4" IC New Construction LED Downlight, 600 lumens, 2700K, Generation 3 technology. Dedicated 120V driver or Universal 120V - 277V driver

N/A

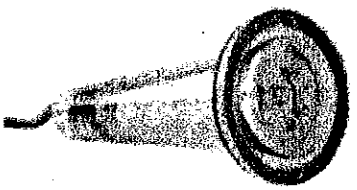
4" IC New Construction LED Downlight, 600 lumens, 3000K, Generation 3 technology. Dedicated 120V driver or Universal 120V - 277V driver

INYOPOOLS.COM

877.372.6038

The Clear Choice for Pool Parts & Products

Shop by Category



12V Pool Light, Savi SOL with 100' Cord

$427.99

Qty: 1

Add to Cart

Calculate Shipping Charges

MODEL#SAVI-SOL100

MANUFACTURERNext Step Product

(4 out of 5 Stars on 1 Reviews)

Ask us a question regarding SAVI-SOL100

Description How To's1 FAQs4 Reviews1

Back To Top

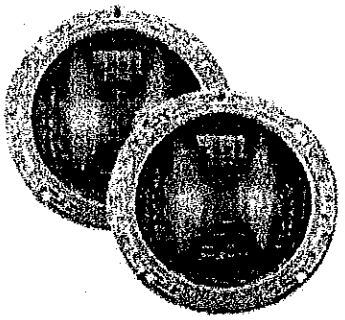
Product Description

The new MELODY SOL is twice the power and twice the brightness as the SAVI Melody with all the same great features. Nicheless, intelligent RGB color LED lighting ideal for shallow water applications like steps, swim outs, sunshelves and beach entries. The MELODY SOL synchronizes with all SAVI lights and lighted water features, so now you and your family can have a day in the sun, all night long!

INYOPOOLS.COM

877.372.6038

The Clear Choice for Pool Parts & Products



Sal Light 120V 100 Ft Cord

$426.99

Qty: 1

ADD TO CART

Calculate Shipping Charges

MODEL#640002

MANUFACTURERPentair Pool Products

0 Reviews

Ask us a question regarding 640002

Item is in stock

Description Documents1 How To's1 FAQs3 Parts1 Reviews

Back To Top

Product Description

Designed for long life and long runs with minimum maintenance
Automated color in a compact package- Now your customers can enjoy the dramatic color lighting effects of SAm in their spa. Spectrum AquaLight (SAL) produces the same revolutionary 7-color spectrum as our SAm light, but it comes in a compact package. Especially designed for spas, SAL provides breathtaking color at the flip of a switch - just like SAm. And if your customer has a pool/spa combination, they'll be glad to know that SAL easily synchronizes with SAm and PG 2000 FreedomSync models to provide a uniform display of ever-changing aquatic color.
Swimming colors available when used with IntelliTouch System
Produces same dramatic color mix as SAm light
Synchronizes with SAm and FIBERworks PG2000
Controlled by a single light switch
Color roll or hold on a color
4,000-hour lamp life reduces relamping frequency
Contains four 35-watt bulbs
Fits all SpaBrite and AquaLight niches
Simple 3-wire connection for quick professional installation

Dimensions

TOWN OF PORTOLA VALLEY

APPLICATION FOR SITE DEVELOPMENT PERMIT FOR REMOVAL OF SIGNIFICANT TREE(S)

REQUIRES $70.00 APPLICATION PROCESSING FEE

A "Significant Tree" means: a tree listed in the Historic Element of the General Plan, or a tree native to the Portola Valley area which is listed below having a trunk or multiple trunks with a total circumference or diameter greater than the sized indicated below, measured fifty-four inches above means natural grade.

	Circumference	Diameter
Coast Live Oak (Quercus agrifolia)	36"	11.5"
Black Oak (Quercus kelloggii)	36"	11.5"
Valley Oak (Quercus lobata)	36"	11.5"
Blue Oak (Quercus douglasii)	16"	5.0"
Coast Redwood (Sequoia sempervirens)	54"	17.2"
Douglas Fir (Pseudotsuga menziesii)	54"	17.2'
California Bay Laurel (Umbrellularia californica)	36"	11.5"
(If multiple trunk, measurements pertain to largest trunk)		
Big Leaf Maple (Acer macrophyllum)	24"	7.6"
Madrone (Arbutus menziesii)	24"	7.6"

NAME OF APPLICANT: Anngi Strick

PROPERTY OWNER (If Different): _____

PROPERTY ADDRESS: 6 Buck Meadow Drive

TELEPHONE: Work: _____ Home: _____ Email: _____

Is Property located within Home Owner's Association: _____

SPECIFY SPECIES REQUESTED FOR REMOVAL: Quercus agrifolia

CIRCUMFERENCE OR DIAMETER (measured fifty-four inches above means natural grade):

12 and 8 inches

LOCATION OF TREE REQUESTED TO BE REMOVED: Near top (South) corner of lot.

REASON FOR TREE REMOVAL REQUEST: (Provide copy of Arborist Report)

Tree would overhang proposed pool / patio. Tree trunk will be 3 feet from edge of patio and will likely cause pavement damage in the future. There are many other significant trees nearby that will be saved. Please see Arborist Report dated 12-15-2012, pages 1, 2 & 8 by Deborah Ellis.

FOR TOWN USE ONLY

Application Received on _____, **Receipt #** _____

Staff Inspection conducted on _____

Referred to Conservation Committee for review of request for tree removal on _____

Action taken by Conservation Committee: _____

Property Owner Notified _____

Date: _____

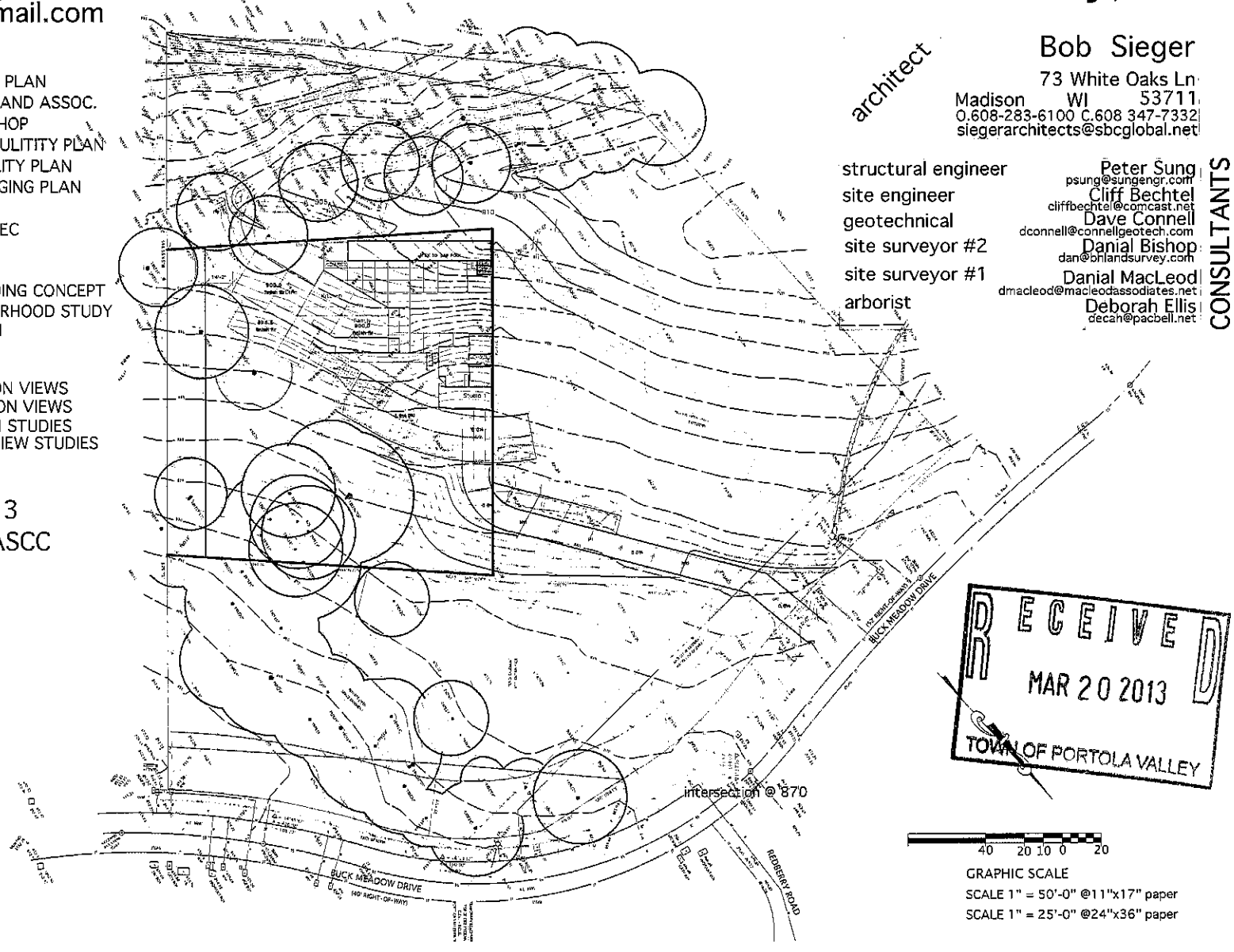
Signed: _____

Roland-Anngi-Kaenon Strick Home 6 Buck Meadow - Portola Valley, CA

anngelasieger@hotmail.com

SHEET INDEX

DATE: March 15, 2013
PORTOLA VALLEY -ASCC



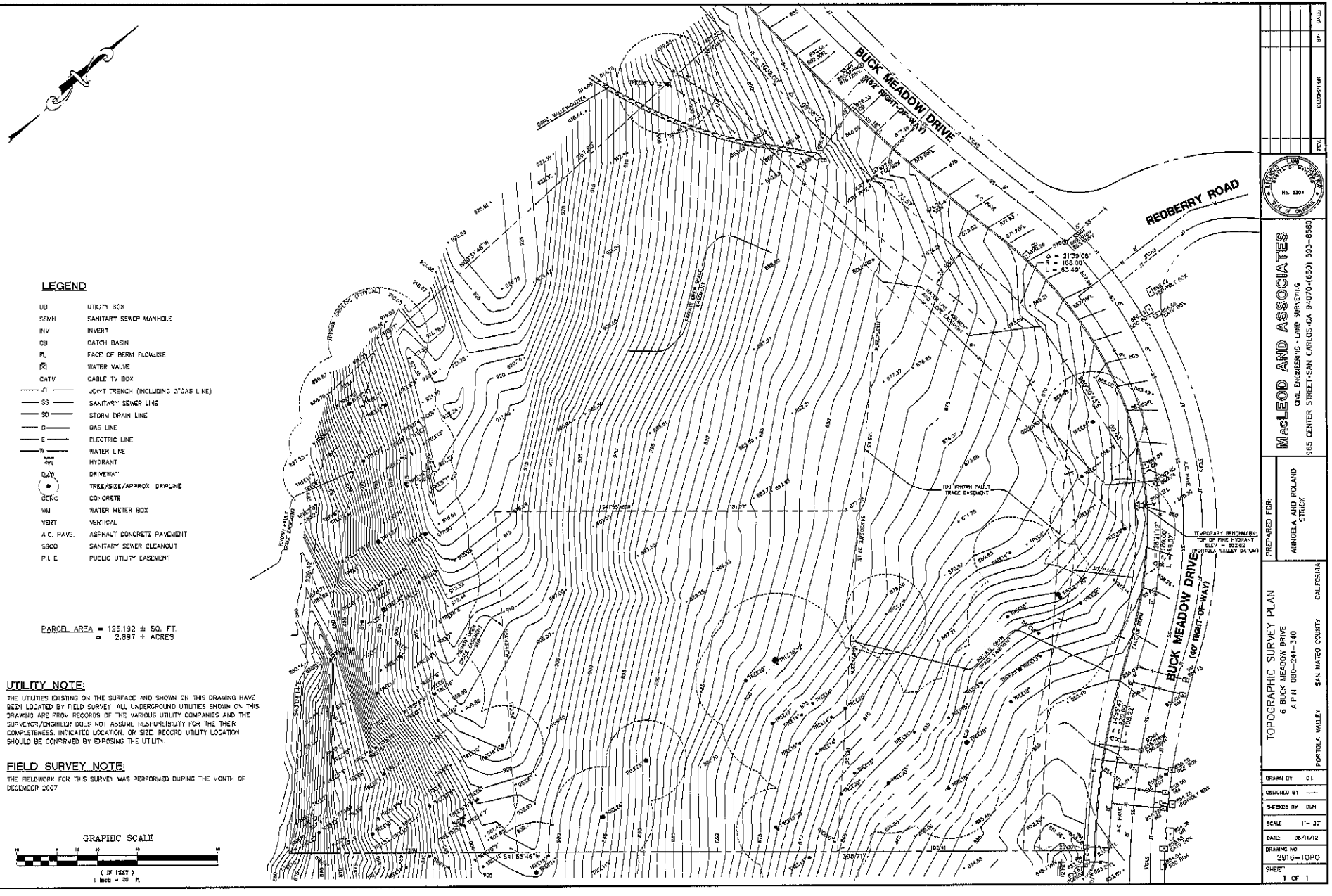
architect
Bob Sieger
73 White Oaks Ln
Madison WI 53711
0.608-283-6100 C.608 347-7332
siegerarchitects@sbcglobal.net

CONSULTANTS

structural engineer — Peter Sung, psung@sungengr.com
site engineer — Cliff Bechtel, cliffbechtel@comcast.net
geotechnical — Dave Connell, dconnell@connellgeotech.com
site surveyor #2 — Danial Bishop, dan@bhlandsurvey.com
site surveyor #1 — Danial MacLeod, dmacleod@macleodassodiates.net
arborist — Deborah Ellis, decah@pacbell.net

40 20 10 0 20

GRAPHIC SCALE
SCALE 1" = 50'-0" @11"x17" paper
SCALE 1" = 25'-0" @24"x36" paper



LEGEND

UB	UTILITY BOX
SSMH	SANITARY SEWER MANHOLE
INV	INVERT
CB	CATCH BASIN
FL	FACE OF BERM FLOWLINE
	WATER VALVE
CATV	CABLE TV BOX
—JT—	JOINT TRENCH (INCLUDING ?)GAS LINE)
—SS—	SANITARY SEWER LINE
—SD—	STORM DRAIN LINE
—G—	GAS LINE
—E—	ELECTRIC LINE
—W—	WATER LINE
	HYDRANT
D/W	DRIVEWAY
	TREE/SIZE/APPROX. DRIPLINE
CONC	CONCRETE
WM	WATER METER BOX
VERT	VERTICAL
A.C. PAVE.	ASPHALT CONCRETE PAVEMENT
SSCO	SANITARY SEWER CLEANOUT
P.U.E.	PUBLIC UTILITY EASEMENT

PARCEL AREA = 126,192 ± SQ. FT.
= 2.897 ± ACRES

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THE THEIR COMPLETENESS. INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

FIELD SURVEY NOTE:

THE FIELDWORK FOR THIS SURVEY WAS PERFORMED DURING THE MONTH OF DECEMBER 2007

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NO.	DESCRIPTION	BY	DATE

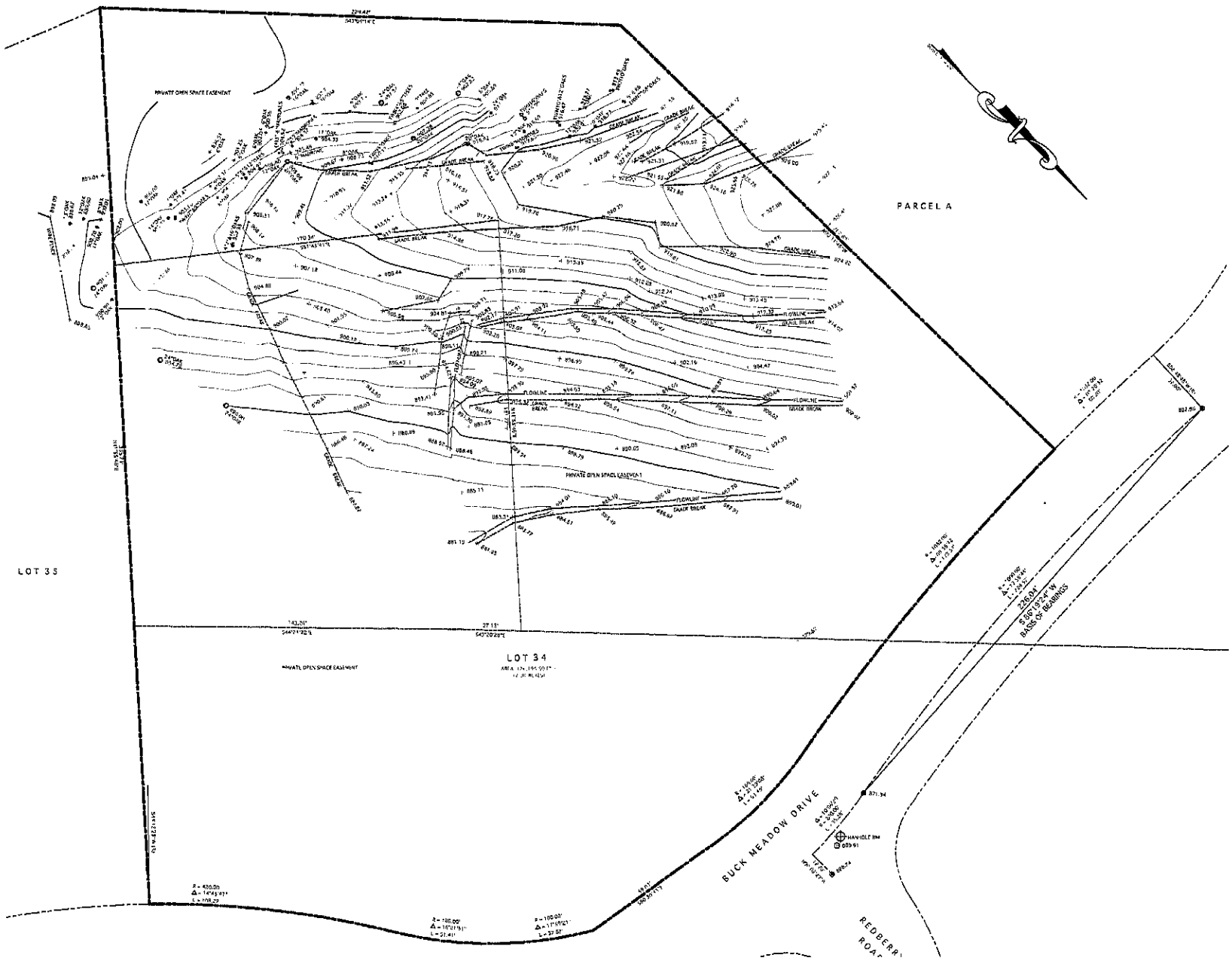
MacLEOD AND ASSOCIATES
CIVIL ENGINEERING · LAND SURVEYING
965 CENTER STREET · SAN CARLOS, CA 94070 · (650) 593-8580

PREPARED FOR:
ANNGELA AND ROLAND STRICK

TOPOGRAPHIC SURVEY PLAN

6 BUCK MEADOW DRIVE
A P N 080-241-340
PORTOLA VALLEY SAN MATEO COUNTY CALIFORNIA

DRAWN BY	G.I.
DESIGNED BY	----
CHECKED BY	DGM
SCALE	1" = 20'
DATE	05/14/12
DRAWING NO	2916-TOPO
SHEET	1 OF 1



BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM

TBM: (MANHOLE RIM IN BUCK MEADOW DR.)
ELEVATION = 869.91

BASIS OF BEARINGS:

THE CALCULATED BEARING S 50°19'34" W OF THE LINE BETWEEN TWO FOUND MONUMENTS IN BUCK MEADOW DRIVE SET PER VOLUME 128 OF MAPS, PAGES 64-92 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

●	FOUND 2" BRASS DISK MONUMENT IN HANDHOLE (SETTER 128 MAPS 64-92)
A/C	ASPHALTIC CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
ELEC	ELECTRIC
CI	CROP INLET
EM	ELECTRIC METER
FD	FOUND
FF	FINISH FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GRD	GROUND
HCR	HANDICAP RAMP
INV	INVERT
I.P.	IRON PIPE
LAT	LATERAL
LG	LIP OF GUTTER
OHE	OVERHEAD
P.U.E.	PUBLIC UTILITIES EASEMENT
RCP	REINFORCED CONCRETE PIPE
RET. WALL	RETAINING WALL
ROW	RIGHT OF WAY
SCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBE	TOP BACK OF CURB
TOW	TOP OF WALL
UGE	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
CTV	CABLE TELEVISION LINE
E	ELECTRICAL LINE
GAS	GAS LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
T	TELEPHONE LINE
W	WATER LINE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. ACCURATE UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

LICENSED LAND SURVEYOR
No. 7761
Exp. 12.31.14
STATE OF CALIFORNIA

PARTIAL TOPOGRAPHIC SURVEY

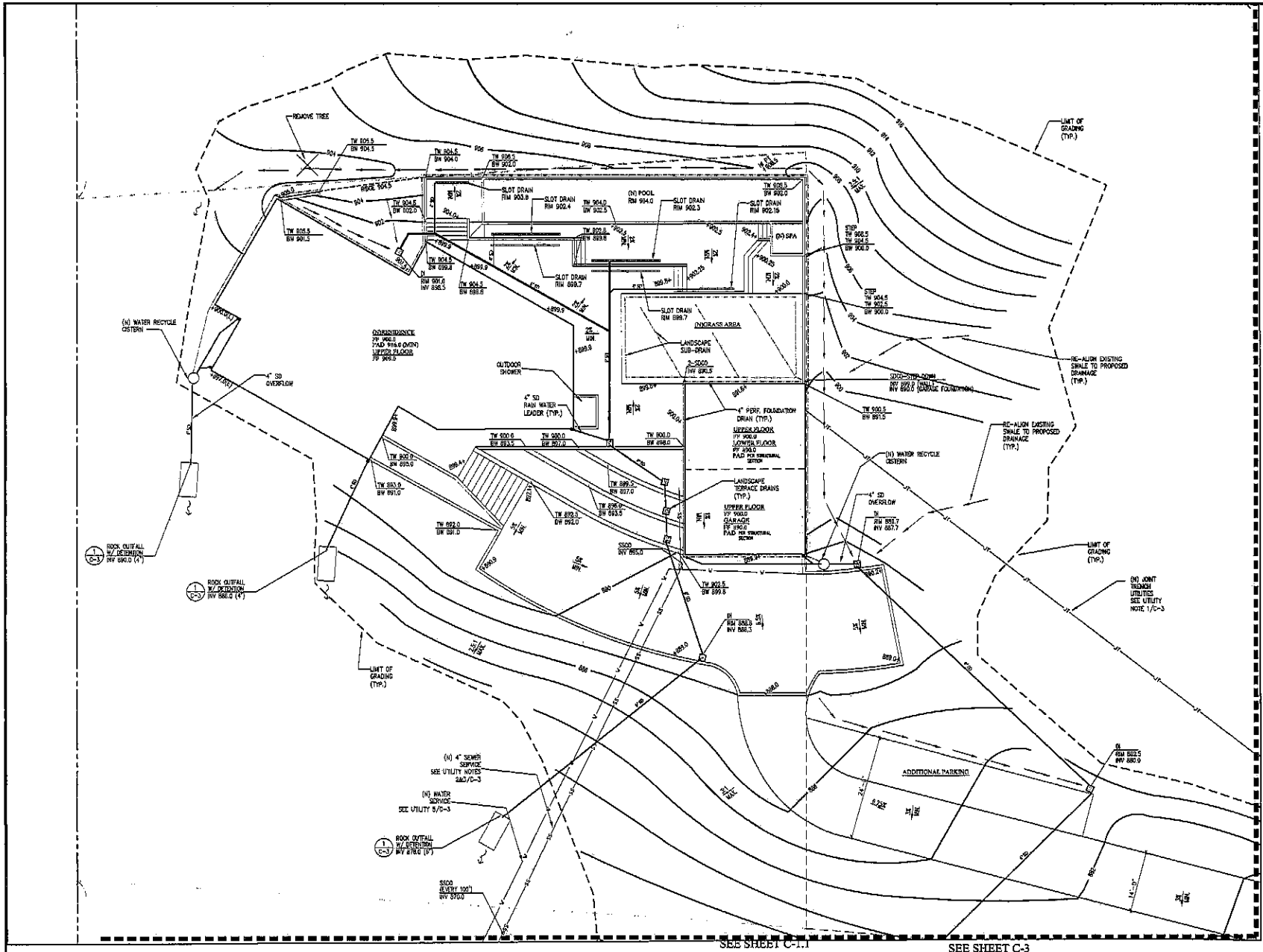
LOT 34
"BLUE OAKS"
VOLUME 128 OF MAPS AT PAGES 64-92
ASSESSOR'S PARCEL NUMBER: 080-241-340
(6 BUCK MEADOW DRIVE)

PORTOLA VALLEY — SAN MATEO COUNTY — CALIFORNIA

SCALE: 1" = 40'@11x17
1" = 20'@ 24x36

JANUARY, 2013

B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
501 WALTER HAYS ST



GRADING, DRAINAGE & UTILITY PLAN 1"=10'

SEE SHEET C-3
FOR ALL GENERAL NOTES, GRADING NOTES AND UTILITY NOTES

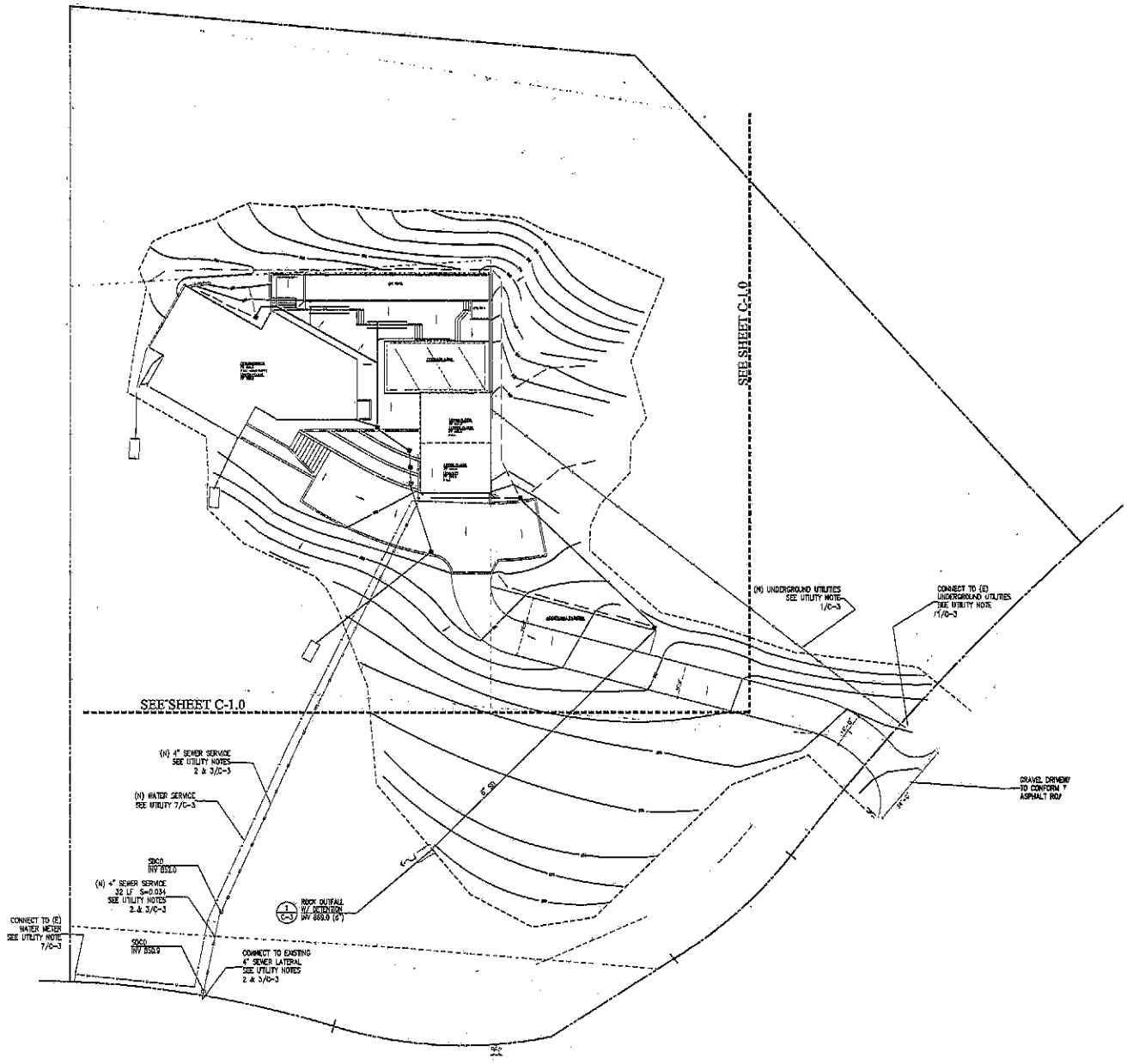
PRELIMINARY

CLIFFORD BECHTEL AND ASSOCIATES
CLIFFORD BECHTEL, PE

STRICK RESIDENCE
6 BUCK MEADOW DRIVE
Portola Valley SAN MATEO COUNTY California

CONTENTS: GRADING, DRAINAGE & UTILITY PLAN

DATE 02/18/13
SCALE AS NOTED
REVISIONS
REV. 03/18/13
DRAWN J.G.
CHECKED C.B.
JOB No. 2013410
SHEET NO. C-1.0
OF 4 SHEETS



GRADING, DRAINAGE & UTILITY PLAN 1"=20'

EARTHWORK TABLE	CUT	FILL
STRUCTURES	800 CY	0 CY
DRIVEWAY	140 CY	512 CY
REAR/FRONT/SIDE YARD	514 CY	842 CY
TOTAL	1,354 CY	1,354 CY
EXPORT	0 CY	

EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.

SEE SHEET C-3
FOR ALL GENERAL NOTES, GRADING NOTES AND UTILITY NOTES

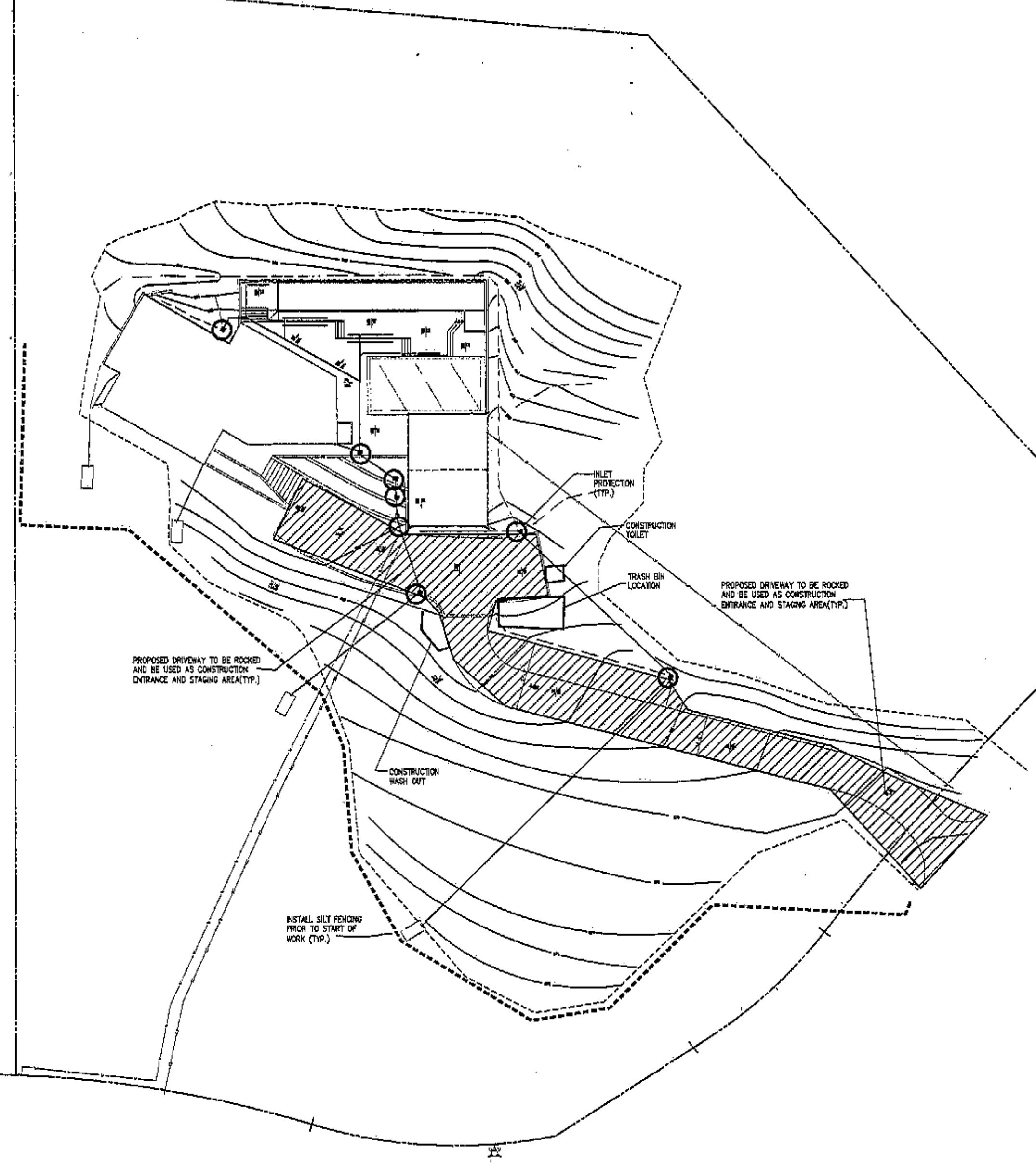
PRELIMINARY

CLIFFORD BECHTEL AND ASSOCIATES
CLIFFORD BECHTEL, PE
801 WALNUT STREET
BELMONT, CA 94002
650-593-9900
650-627-1058 (FAX)

STRICK RESIDENCE
6 BUCK MEADOW DRIVE
SAN MATEO COUNTY
Portola Valley California

GRADING, DRAINAGE & UTILITY PLAN

DATE 02/18/13
SCALE AS NOTED
REV. 03/18/13
DRAWN J.G.
CHECKED C.B.
JOB NO. 2013410
SHEET NO. C-1.1
OF 4 SHEETS



EROSION AND SEDIMENT CONTROL & STAGING PLAN 1"= 20'

SEE ARCHITECTURAL PLANS FOR TREE PROTECTION LAYOUT
SEE SHEET C-3 FOR ALL EROSION AND SEDIMENT CONTROL NOTES

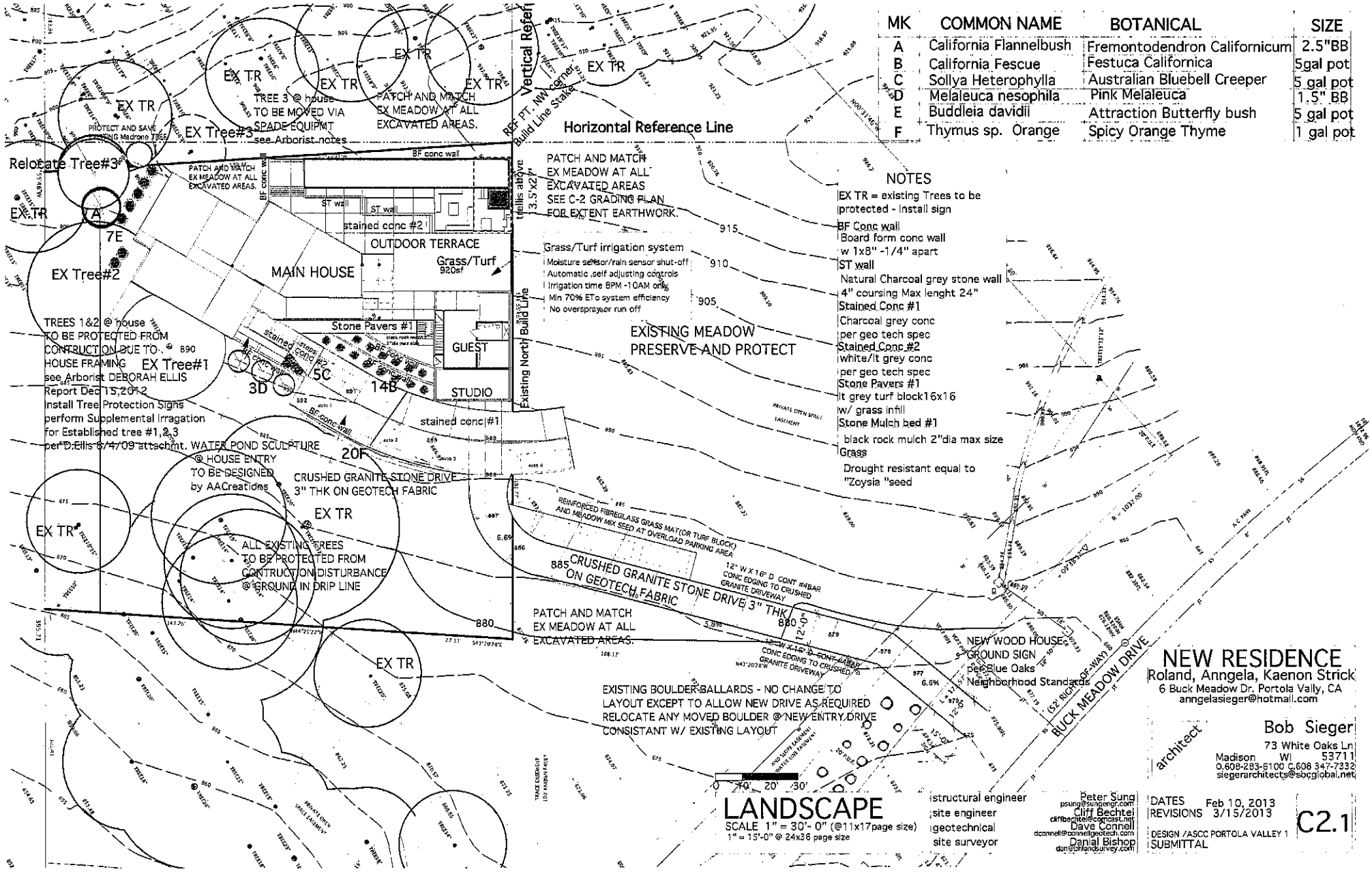
PRELIMINARY

CLIFFORD BECHTEL AND ASSOCIATES
CLIFFORD BECHTEL, PE

STRICK RESIDENCE
6 BUCK MEADOW DRIVE
SAN MATEO COUNTY
Portola Valley California

EROSION & SEDIMENT CONTROL & STAGING PLAN

DATE 02/18/13
SCALE AS NOTED
REVISIONS REV. 03/18/13
DRAWN J.G.
CHECKED C.B.
JOB NO. 2013410
SHEET NO. C-2.0
OF 4 SHEETS



MK	COMMON NAME	BOTANICAL	SIZE
A	California Flannelbush	Fremontodendron Californicum	2.5"BB
B	California Fescue	Festuca Californica	5gal pot
C	Sollya Heterophylla	Australian Bluebell Creeper	5 gal pot
D	Melaleuca nesophila	Pink Melaleuca	1.5" BB
E	Buddleia davidii	Attraction Butterfly bush	5 gal pot
F	Thymus sp. Orange	Spicy Orange Thyme	1 gal pot

NOTES

EX TR = existing Trees to be protected - Install sign
BF Conc wall
Board form conc wall w 1x8" -1/4" apart
ST wall
Natural Charcoal grey stone wall 4" coursing Max lenght 24"
Stained Conc #1
Charcoal grey conc per geo tech spec
Stained Conc #2
white/lt grey conc per geo tech spec
Stone Pavers #1
lt grey turf block16x16 w/ grass infill
Stone Mulch bed #1
black rock mulch 2"dia max size
Grass
Drought resistant equal to "Zoysia "seed

LANDSCAPE

SCALE 1" = 30'- 0" (@11x17page size)
1" = 15'-0" @ 24x36 page size

NEW RESIDENCE

Roland, Anngela, Kaenon Strick
6 Buck Meadow Dr. Portola Vally, CA
anngelasieger@hotmail.com

Bob Sieger architect
73 White Oaks Ln
Madison WI 53711
O.608-283-6100 C.608 347-7332
siegerarchitects@sbcglobal.net

structural engineer Peter Sung psung@sungengr.com
site engineer Cliff Bechtel cliffbechtel@comcast.net
geotechnical Dave Connell dconnell@connellgeotech.com
site surveyor Danial Bishop dan@bhlandsurvey.com

DATES Feb 10, 2013
REVISIONS 3/15/2013
DESIGN /ASCC PORTOLA VALLEY 1 SUBMITTAL

C2.1

Plant Specifications

General Information

is hereinafter referred to as the Owner and may be represented by an approved representative. Siegel Architecture hereinafter referred to as the Landscape Architect.

The Contractor signing this Agreement, or his duly appointed representative is hereinafter referred to as the Contractor.

Bidding is based on sheets dated and specifications.

The competency and responsibility of Bidders will be considered in making the award. The Owner reserves the right to reject any or all bids, and to waive informality in bids received.

Responsibilities of Contractor

Laws and Ordinances: The Contractor and all Subcontractors shall bind themselves to comply with all laws and ordinances and requirements of all authorities having jurisdiction over this property, and shall protect the owners from damage arising from violation thereof.

The Contractor shall give his personal supervision to the work, and have a responsible superintendent continuously on the job to act for him.

Terms of payment will be as established by the Owner.

Public liability and property damage insurance will be as determined by the Owner.

Approval and Rejection of Materials

Approval: The selection of all materials and execution of all operations required under these drawings and specifications are subject to approval of the Landscape Architect or Owner.

Rejection: The Landscape Architect or Owner shall have the right to reject all material and all work which in his opinion does not meet the requirements of the drawings and specifications at any stage of the operation. All rejected material shall be removed by the Contractor as directed.

Layout

The Contractor shall layout his work and set necessary markers and stakes, and be responsible for the corrections. The Landscape Architect, or Owner, reserves the right to relocate shrubs and trees from positions on the plans prior to planting. The Contractor shall notify the Landscape Architect, Owner at least three (3) days in advance that the locations are staked and ready for approval prior to planting.

Extra or Omitted Work

While no new or unforseen items are anticipated, they shall be classed as extra work if they cannot be covered by any of the specifications or drawings. The Contractor shall submit detailed prices for any extras to the Landscape Architect, and shall perform extra work upon written acceptance from the Owner or Landscape Architect. In the absence of such written order, he shall not be entitled to payment for such extra work. All bids for extra work shall be submitted monthly.

Changes in the Work

The Landscape Architect shall have authority to order minor changes in the work not involving an adjustment in the contract sum or cost extension of the contract documents. Such changes may be rejected by field order or by written order. Such changes shall be binding on the Owner and Contractor.

The Owner without invalidating the contract, may order changes in the work consisting of additions, deletions or the other revisions, with the contract time being adjusted accordingly. All changes in the work shall be authorized by change order and shall be executed under the applicable conditions of the contract documents.

Landscape Architect's Status

The Landscape Architect is the agent of the Owner. He has authority to stop work whenever such stoppage may be necessary to insure the proper execution of the Contract

The Landscape Architect is the interpreter of the conditions of the contract and the judge of its performance; he shall side neither with the Owner nor with the Contractor, but shall use his powers under the Contract to enforce its faithful performance by both.

Drawings and Specifications

Should there be anything shown on the drawings but not described in the specifications, or not shown on the drawings but described in specifications, the same shall be fully executed and carried out as if drawn, shown, or described in both. The Contractor is not to make any alterations or corrections on the drawings or in the specifications. Should any error appear, the same is to be referred to the Landscape Architect before the bids are submitted. or the work is commenced, or as otherwise specified herein.

Landscape contractor to verify all plant quantities prior to bid.

Examination of Site

All contractors submitting proposals for this work shall first examine the site and all conditions at the site. All proposals shall take into consideration all such conditions as may affect the work under this contract.

Measurements, Layouts and Levels

All lines and levels necessary for the location and erection of the landscape construction and for the excavation, filling, and grading work shall be established by the Contractor. The Contractor shall take his own measurements of the site, verifying it with the drawings, and shall be responsible for the proper fit of his portion of the completed work.

Extra charges or compensation will not be allowed on the account of differences between actual measurements and the dimensions shown on the drawings, but any such differences that may be found shall be submitted to the Landscape Architect for adjustment before proceeding with the work.

Substitution of Materials

The Contractor, before submitting his bid, shall locate all necessary materials as called for in the plans and specifications, and shall be assured of their availability for use on the job.

The Contract bids shall be based upon providing the specified materials, processes, products, etc. identified in the specifications, and/or indicated on the drawings.

Substitutes will be permitted only upon submission of proof that specified plants are not obtainable, and with the authorization of the Landscape Architect. Written requests with nearest available size, and variety of plant, and price adjustments, are to be submitted to the Landscape Architect.

Supervision

The Landscape Architect will not engage in any way to superintend so as to relieve the Contractor of responsibility for the consequences of neglect or carelessness by him or his subordinates.

Scope

Perform all work required to complete the landscape installation including all labor, materials, services, and equipment necessary and described herein and shown on the accompanying drawings.

Applicable Standards

American Standard for Nursery Stock, latest edition.

American Joint Committee on Horticultural Nomenclature, edition of "Standardized Plant Names".

General Notes

All plants shall conform to the standards as given in Grades and Standards of Nursery Plants, published by the AAN.

The Landscape Contractor is responsible for verification of all quantities. Any discrepancies shall be brought to the attention of the Landscape Architect; however, it's the Contractor's responsibility to provide all trees as shown on the plans, and plant beds so that each has the proper quantity of shrubs for the areas designated.

Proposed trees are to be located either completely in or completely out of the planting beds. Bedlines may not to be obstructed.

The Landscape Contractor is responsible for all staking and guying of trees.

Existing Trees & Areas Outside of Grading Limits

Trees and vegetation to be saved shall be protected from damage by a wood fence barricade prior to or during clearing operations. Trees to be saved will be designated by the Owner. No trees are to be removed from areas outside the limits of grading from specifically designated undisturbed areas within the constructions area. If, in the opinion of the Landscape Architect, a contractor damages a tree not to be removed, the Contractor will be fined $100.00 per caliper inch for each damaged tree. The Contractor will also be responsible for all costs in removing the damaged tree from the site.

Water

Water will be available on the site at no expense to the Contractor. Hoses and other watering equipment required for the work shall be furnished by the Contractor at his expense.

Berms

The Contractor is responsible for the construction of all berms shown on the landscape planting plans or berm plans. Berms may be built of excavated soil from bed preparation and/or stockpile material, should fallow contour according to plans. If more material is necessary for berm construction, Contractor is responsible for additional material. All grades should be smooth slopes to allow for mowing without scalping lawn areas. Settling and rolling should be accomplished before planting grass, or other plant materials.

Cleanup

During the work, the premises are to be kept neat and orderly at all times. Storage areas for plants and other materials shall be so organized that they too are neat and orderly. All trash including debris resulting from removing weeds or from planting areas, grubbing, and stockpile material, should follow contour according to plans. If more material is necessary for berm construction, Contractor is responsible for additional material. All grades should be smooth slopes to allow for mowing without scalping lawn areas. Settling and rolling should be accomplished before planting grass, or other plant materials.

Acceptance

Acceptance for all landscape work shall be given after final inspection by the Owner and/or Landscape Architect, provided the job is in a completed, undamaged condition, and there is grass (substantial coverage) in all grass areas. At this time, the Owner will assume maintenance on the accepted work. Acceptance of partial phases will be considered by the Owner.

Maintenance

The Contractor shall maintain all trees, shrubs, and groundcover under this Contract until acceptance, by watering, mowing, spraying and replacing as necessary to keep plants in a healthy, vigorous condition, and shall rake bed areas as may be required to keep neat.

The Contractor shall maintain all grass areas under this Contract until acceptance by watering, mowing, spraying, etc. Occasional weeding may be required; however, it is anticipated that mowing will be sufficient to control weeds.

Cultivating: Shall consist of scarifying the two inches so lumps of soil are less the 2" diameter, and all weeds are removed.

Weeding: Shall consist of digging out all plant material other than the desired shrubs and groundcovers every two weeks. Weeding may be handled by herbicide spraying at the Contractor's expense if it is acceptable to all parties concerned.

Guarantee

All plants shall be guaranteed by the Contractor, for a twelve (12) month period after date of acceptance. The Contractor shall replace all dead materials and all materials not in a vigorous, thriving condition, as soon as weather permits and on notification by the Landscape Architect. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Landscape Architect shall be final.

Plants used for replacement shall be of the same kind of size as those originally planted, and shall be planted as originally specified, replacements shall carry a twelve (12) month guarantee from date of replacement. Any damage, including ruts in lawn and bed areas, incurred in making replacements shall be immediately repaired.

At the direction of the Landscape Architect, plants may be replaced at the start of next year's planting or digging season; but in such cases, dead plants shall be removed from the premises as soon as they are designated to be replaced.

The Owner agrees for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

To insure that proper maintenance is being performed by the Owner during the guarantee period, the Contractor shall:

1. Make at least one site inspection every month to ascertain any maintenance deficiencies.
2. Inform Owner's maintenance supervisor of any maintenance deficiencies.
3. Prepare written documentation of the site inspection, noting all deficiencies encountered, maintenance personnel who are made aware of deficiencies, suggested remedy methods, and any other pertinent comments on maintenance.
4. Submit this written documentation of the monthly inspection to the Landscape Architect as well as to the Owner.

The Above guarantee shall not apply where plants die after acceptance because of injury by storms, drowning from floods, hail, freeze, insects, disease, injury by humans, machines or theft. These items are to be negotiated between the Owner and Contractor.

Plants (General)

Plant material shall be delivered to the site only after the beds are prepared and are ready for planting. All shipments of nursery materials shall be thoroughly protected from the sun and from drying winds during transit. All plants that cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Ball of earth on B&B plants shall be kept covered with soil or other acceptable material. All plants remain property of the Contractor until final acceptance.

Plants shall be nursery grown, healthy, vigorous, bushy, well balanced, of normal habit of growth for the species, and shall be free from disease, insect eggs and larvae. they shall have grown and root unt sizes that meet or exceed the standards set forth in "Grades & Standards for Nursery Plants by the AAN. The specified sizes shall be before pruning and plants shall be measured with their branches in normal position. Plants shall not be pruned prior to delivery, except upon special approval. All pruning of new trees and shrubs, as directed by the landscape Architect, shall be executed by the Contractor at no additional cost to the Owner.

Trees shall be healthy, vigorous, full-branched, single leader, well shaped, and shall meet the trunk diameter, height, and spread requirements of the plant list, and meet the standards of "Grades & Standards for Nursery Plants". Balls shall be firm, neat, slightly tapered and well burlapped. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be sized in accordance with the AAN Standards.

All shrubs and groundcovers shall be of "specimen" quality, full and bushy to the ground, and of compact growth.

All plants shall be newly undercilmatic conditions similar to those in locality of the project.

Should the Contractor encounter soil condition that is intolerable to normal planting, it is his responsibility to modify the soil so that the plants will thrive. These modifications may include providing any extra soil as may be required for planting.

Tree & Shrub Planting

Plant deciduous trees in treespit 2'-0" greater in diameter than ball and at a height that ensures proper drainage and vigorous growth. Plant evergreen trees in treepits 2'-0" greater in diameter than at a height for proper drainage an vigorous growth. Fill bottom of pit (to depth of root ball) with a mixture of soil that shall be one (1) part existing top soil, to one (1) part peat moss, to one (1) part clean sand. After setting the tree, the pit shall be backfilled with soil mix, then carefully settled by watering to prevent air pockets. Form a 4" watering ring for each tree. Fertilize with Osmocote at the rate recommended by the manufacturer.

Plant shrubs in beds 8" larger than the root ball and at a height which insures proper drainage and vigorous growth. Backfill with soil mixture in the same proportions as for tree planting. Osmocote fertilizer shall be applied at the rate recommended by the manufacturer.

All plant beds plus an area three feet greater in diameter than the ball around each tree shall be mulched with 3" of clean organic mulch.

Groundcover / Sensonal Color

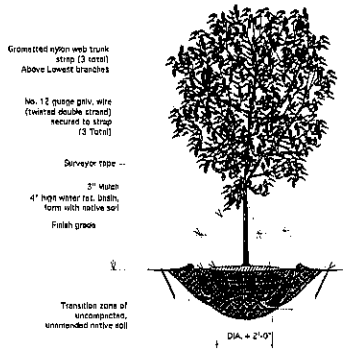
Groundcover beds shall be excavated to a depth of 6". Remove all stones, roots hardpan, debris, etc. Roto-till excavated bed to a depth of 6". Add sufficient planting soil (1part organic, 1 part sand, 2 part top soil) to rake entire bed 6" above original grade. Fertilize with Osmacote fertilizer at the rate of four points per 100 square feet. Add 1 lb. of bonemeal per50 square feet, rake in top 2" of planting soil, rake smoothly. Mulch with 3" mini bark chips.

Grass Planting

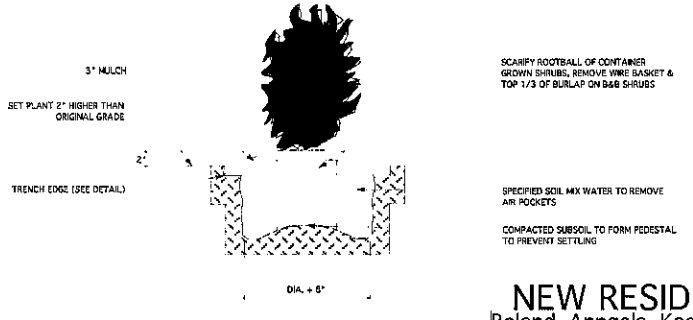
All areas to be seeded shall be raked to a depth of 2" below finished grade of seed or sod beds and raked smoothly. Areas next to sidewalks and curbs shall be graded down one inch below finish grade to allow for thickness of grass build-up. All grass areas shall be fertilized with a commercial fertilizer at the rate as recommended by grass seed supplier.

Sod areas will be planted with sod as indicated on the plans. All sod shall be placed closely so joints are flush between pieces. Seeded areas shall be rolled with a 200 pound roller, watered thoroughly and rerolled.

Notes: Detail shown for 2 1/2" cal. & larger deciduous trees, 7' & larger evergreen trees, & multi-trunk trees.
Contractor to remove all tree staking accessories at the end of the first year of maintenance.
Plant trees at a depth which will ensure proper drainage and vigorous growth for individual soil conditions.



1 L-2 DECIDUOUS/ MULTI-TRUNK TREE PLANTING
ELEVATION NOT TO SCALE



2 L-2 SHRUB PLANTING
ELEVATION NOT TO SCALE

LANDSCAPING SPECS/DETAILS

DETAILS NOT TO SCALE

LANDSCAPE

SCALE 1" = 30'- 0"

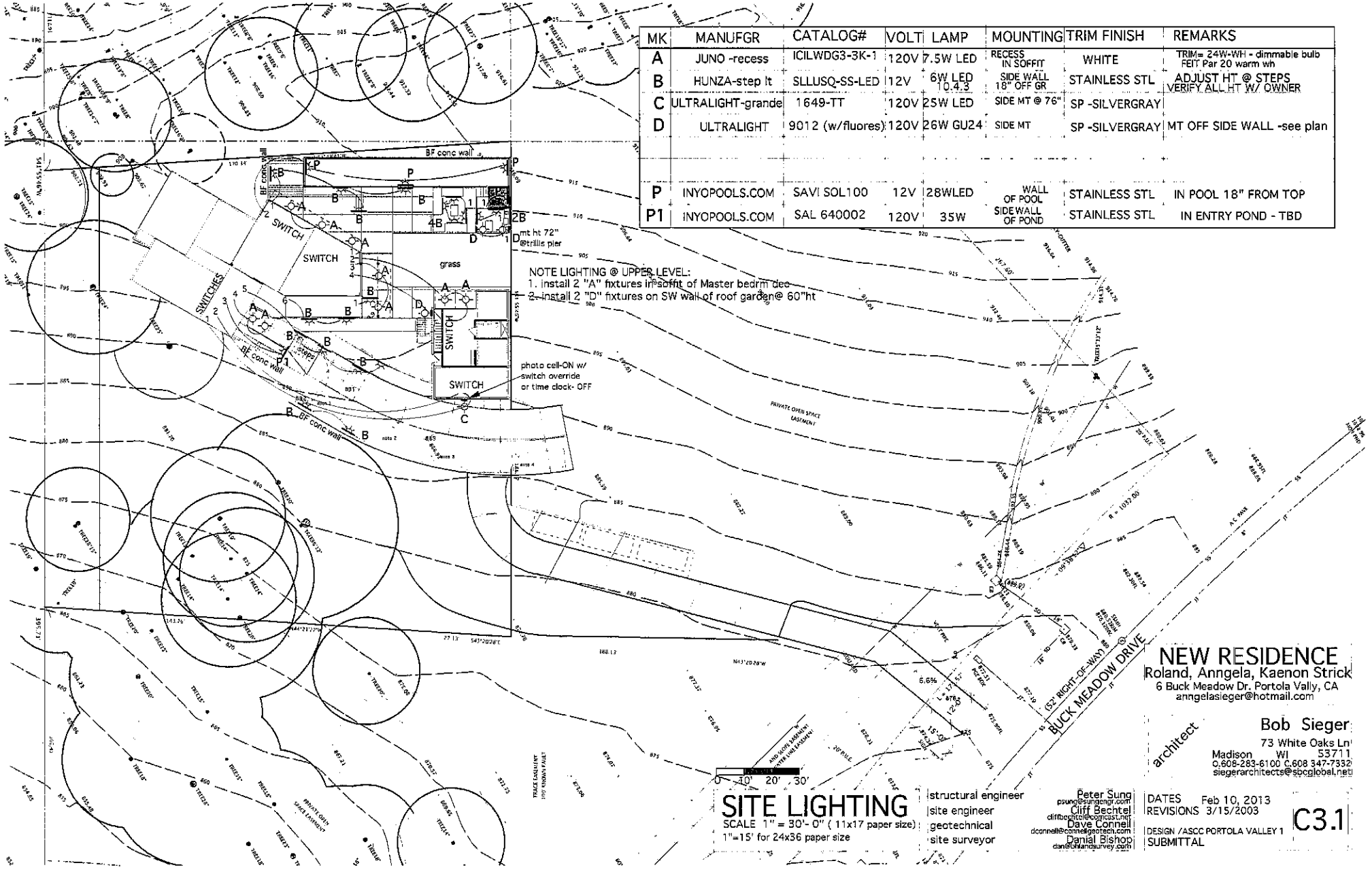
structural engineer — Peter Sung psung@sungeng.com
site engineer — Cliff Bechtel cliffbechtel@comcast.net
geotechnical — Dave Connell dconnell@connellgeotech.com
site surveyor — Daniel Bishop dan@bhlandsurvey.com

NEW RESIDENCE
Roland, Anngela, Kaenon Strick
6 Buck Meadow Dr. Portola Vally, CA
anngelasieger@hotmail.com

architect
Bob Sieger
73 White Oaks Ln
Madison WI 53711
0,608-283-6100 C.608 347-7332
siegerarchitects@sbcglobal.net

DATES Feb 10, 2013
REVISIONS
ASCC - Portola Valley
SUBMITTAL

C2.2



MK	MANUFGR	CATALOG#	VOLT	LAMP	MOUNTING	TRIM FINISH	REMARKS
A	JUNO -recess	ICILWDG3-3K-1	120V	7.5W LED	RECESS IN SOFFIT	WHITE	TRIM= 24W-WH - dimmable bulb FEIT Par 20 warm wh
B	HUNZA-step lt	SLLUSQ-SS-LED	12V	6W LED 10.4.3	SIDE WALL 18" OFF GR	STAINLESS STL	ADJUST HT @ STEPS VERIFY ALL HT W/ OWNER
C	ULTRALIGHT-grande	1649-TT	120V	25W LED	SIDE MT @ 76"	SP -SILVERGRAY	
D	ULTRALIGHT	9012 (w/fluores)	120V	26W GU24	SIDE MT	SP -SILVERGRAY	MT OFF SIDE WALL -see plan
P	INYOPOOLS.COM	SAVI SOL100	12V	28WLED	WALL OF POOL	STAINLESS STL	IN POOL 18" FROM TOP
P1	INYOPOOLS.COM	SAL 640002	120V	35W	SIDE WALL OF POND	STAINLESS STL	IN ENTRY POND - TBD

SITE LIGHTING

SCALE 1" = 30'- 0" (11x17 paper size)
1"=15' for 24x36 paper size

NEW RESIDENCE

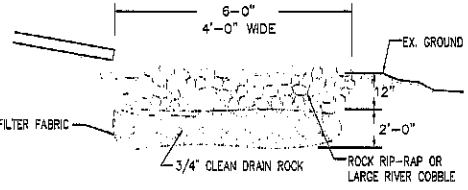
Roland, Anngela, Kaenon Strick
6 Buck Meadow Dr. Portola Vally, CA
anngelasieger@hotmail.com

Bob Sieger
architect
73 White Oaks Ln
Madison WI 53711
o.608-283-6100 c.608 347-7332
siegerarchitects@sbcglobal.net

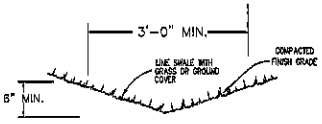
structural engineer — Peter Sung psung@sungengr.com
site engineer — Cliff Bechtel cliffbechtel@comcast.net
geotechnical — Dave Connell dconnell@connellgeotech.com
site surveyor — Danial Bishop dan@bhlandsurvey.com

DATES Feb 10, 2013
REVISIONS 3/15/2003
DESIGN /ASCC PORTOLA VALLEY 1
SUBMITTAL

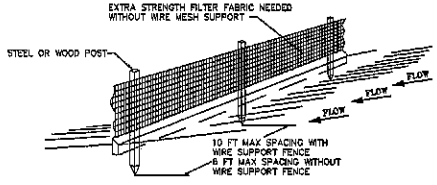
C3.1

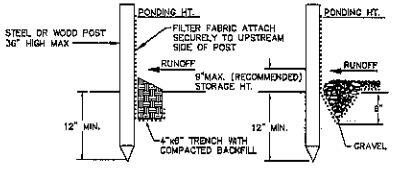


1 ROCK OUTFALL WITH DETENTION
NOT TO SCALE



2 VEGETATED SWALE
NOT TO SCALE





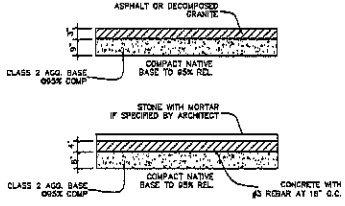
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

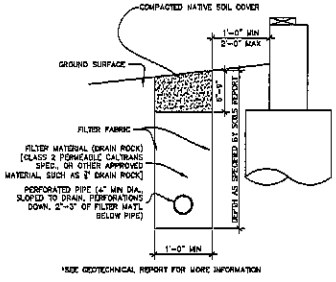
NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

5 SILT FENCE
NOT TO SCALE

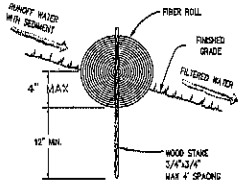


3 PAVEMENT SECTIONS
NOT TO SCALE



*SEE GEOTECHNICAL REPORT FOR MORE INFORMATION

4 FOUNDATION DRAIN
NOT TO SCALE

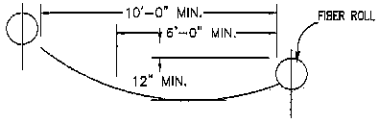


ENTRENCHMENT DETAIL
IN SLOPE AREA

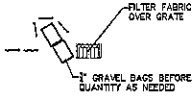
NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR.
2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

7 FIBER ROLL
NOT TO SCALE



6 SECTION WASH OUT AREA
NOT TO SCALE



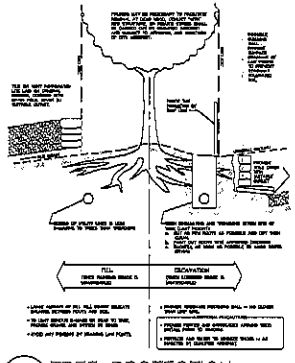
8 INLET PROTECTION
NOT TO SCALE

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.
2. TOPOGRAPHIC INFORMATION PROVIDE BY MAC LOED AND ASSOCIATES, INC. AND SUPPLIMENTED BY B&H SURVEYING, PERFORMED JANUARY, 2013.
3. SLOPE PORCHES, LANDINGS AND TERRACES 2% AWAY FROM RESIDENCE.
4. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5% AWAY FROM RESIDENCE.
5. CONTRACTOR TO CONTACT SOILS ENGINEER TO COORDINATE INSPECTIONS AT LEAST ONE WEEK PRIOR TO PENDING INSPECTIONS.
6. ALL GRADING AND TRENCH BACKFILL TO BE PERFORMED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. ALL FOUNDATION DRAINS AND BASEMENT SUBDRAINS TO BE INSTALLED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND ALL INSTALLATIONS TO BE INSPECTED BY GEOTECHNICAL ENGINEER.
7. IT IS RECOMMENDED THAT AN AS-BUILT PLAN FOR THE DRAINAGE SYSTEM BE PREPARED AT THE COMPLETION OF CONSTRUCTION.
8. THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.
9. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
10. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.
11. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.
12. PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE TOWN.
13. CONTRACTOR SHALL ADHEAR TO "BEST MANAGEMENT PRACTICES" (BMP's) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
14. THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION; INCLUDING SITE GRADING, DRILLED PIER FOUNDATION EXCAVATIONS, RETAINING WALL FOUNDATION EXCAVATIONS, INSTALLATION OF RETAINING WALL BACKDRAINS AND BACKFILL, PREPARATION OF SUBGRADE AND PLACEMENT OF ENGINEERED FILL BENEATH SLAB-ON-GRADE AND ASPHALT HARDSCAPE, AND SURFACE AND SUBSURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

UTILITY NOTES:

1. CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E FOR THE INSTALLATION/RELOCATION OF GAS, ELECTRIC, PHONE AND TV SERVICES. SIZE OF NEW SERVICE TO BE DETERMINED BY PG&E.
2. EXISTING SS LATERAL AT BUCK MEADOW DRIVE TO BE INSPECTED, CLEANED AND TESTED. CONTRACTOR TO REPAIR IF NECESSARY. INSTALLATION RECORDS TO BE PROVIDED TO TOWN.
3. ALL SEWER WORK TO BE IN CONFORMANCE WITH THE TOWN OF PORTOLA VALLE'S STANDARDS AND THE UPC.
4. ALL STORM DRAIN PIPE SHALL BE PVC SDR 35, SLOPED AT 1% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION. ELBOWS AND TEE'S SHOULD BE AVOIDED.
5. ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM, AS SHOWN ON PLAN. ALL PIPE SHALL BE 4"" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
6. PATIO DRAINS (PD) SHALL BE 8" MINIMUM IN DIAMETER OR WIDTH. STYLE PER LANDSCAPE ARCHITECTS DIRECTION. AREA DRAINS (AD) SHALL BE 12" NDS (OR EQUIVALENT). DRAIN INLETS (DI) SHALL BE STACKED CHRISTY B8 OR EQUAL.
7. NEW COPPER WATER SERVICE SHALL BE INSTALLED FROM EXISTING SERVICE METER TO HOME, PER WATER DISTRICT STANDARDS. SERVICE SHOULD BE SIZED TO MEET HOME AND HOME FIRE PROTECTION NEEDS. BACKFLOW PREVENTION DEVICE AND ISOLATION VALVE SHALL BE INSTALLED FOR ALL IRRIGATION SYSTEMS.



9 TREE PROTECTION
NOT TO SCALE

15. GRADING OPERATIONS SHALL BE ACCOMPLISHED ONLY BETWEEN THE HOURS OF 8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY. GRADING SHALL OCCUR ONLY BETWEEN APRIL 15 AND OCTOBER 15, UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN ENGINEER IN CONJUNCTION WITH AN APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
16. BASEMENT DRAINAGE WATER PROOFING SHOWN IS CONCEPTUAL AND SHOULD BE DESIGNED IN ACCORDANCE WITH A "WATER PROOFING EXPERT" CONSULTANT'S DETAILED RECOMMENDATION AND SPECIFICATIONS, AND GEOTECHNICAL RECOMMENDATION.
17. ALL BASEMENT DRAINAGE AND WATERPROOFING WORK SHALL BE INSPECTED AND APPROVED BY GEOTECHNICAL ENGINEER AND "WATER PROOFING EXPERT".
18. ALL GRADING FOR WHICH THE TOWN HAS REQUIRED A SOIL REPORT SHALL BE SUPERVISED, DURING THE PLACEMENT AND COMPACTION PERIOD, BY THE SOILS ENGINEER OF RECORD. THE SAID ENGINEER SHALL CERTIFY SUCH GRADING WORK UPON COMPLETION OF THE WORK AND SUCH CERTIFICATION SHALL BE PROVIDED TO THE TOWN.
19. CONTRACTOR SHALL COORDINATE INSPECTIONS BY BOTH THE SOILS ENGINEER AND CIVIL ENGINEER FOR THE PROJECT TO COMPLY WITH SECTION 3317 OF THE UBC. SHOULD DESCREPANCIES BE FOUND DURING THE COURSE OF FULFILLING THEIR RESPECTIVE INSPECTION DUTIES, WRITTEN NOTIFICATION SHALL BE GIVEN TO THE PERMITEE, CONTRACTOR, AND ENGINEERING DEPARTMENT.
20. CONTRACTOR SHALL NOTIFY THE BUILDING DEPARTMENT AT LEAST TWO FULL WORKING DAYS IN ADVANCE OF THE FOLLOWING INSPECTIONS: INITIAL INSPECTION OF GRADE STAKING, ROUGH GRADING INSPECTION, STORM DRAINAGE INSPECTION, FINAL INSPECTION AND APPROVAL. INSPECTIONS SHALL BE REQUESTED BY CALLING 650-851-1700.
21. AT END OF PROJECT, ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE, LANDSCAPING COMPLETE, POST EROSION CONTROL COMPLETE, DRAINAGE SWALES CLEAN & DEFINED, CULVERTS CLEANED, AND EXISTING PAVED AREAS CLEANED.
22. ALL WORK SHALL BE PERFORMED BY A CALIFORNIA STATE LICENSED CONTRACTOR. CONTRACTOR SHALL REVIEW AND COMPLY WITH THE TOWN'S "PUBLIC WORKS PRE-CONSTRUCTION CHECK LIST".
23. PRIOR TO FINAL INSPECTION WITH TOWN PUBLIC WORKS DEPARTMENT, CONTRACTOR SHALL COORDINATE WITH CIVIL ENGINEER AND SOILS ENGINEERTO PROVIDE WET STAMPED FINAL LETTERS AND PREPARATION OF THE "AS-BUILT" CONSTRUCTION DRAWINGS. "AS-BUILT" PLANS ARE TO BE PROVIDED IN HARD AND DIGITAL (AUTOCAD) FORMAT.

STAGING NOTES:

1. CONTRACTOR AND OWNER SHALL INFORM ALL WORKS, SUBS, AND EMPLOYEES THAT ALL PARKING SHALL BE ON SITE. PARKING ON BUCK MEADOW DRIVE IS LIMITED. CONTRACTOR SHALL COORDINATE PROJECT TO IMPOSE THE LEAST IMPACT ON THE NEIGHBORING PROPERTIES. CONTRACTOR SHALL ASSIGN DESIGNATED AREAS FOR PARKING AND STAGING OF WORK, INGRESS/EGRESS HALTED.
2. CONTRACTOR AND SUBS ARE RESPONSIBLE TO SECURE ALL BUILDING MATERIALS AND TOOLS IN THE STAGING AREA OR AS DIGNATED BY CONTRACTOR.

EROSION AND SEDIMENT CONTROL NOTES:

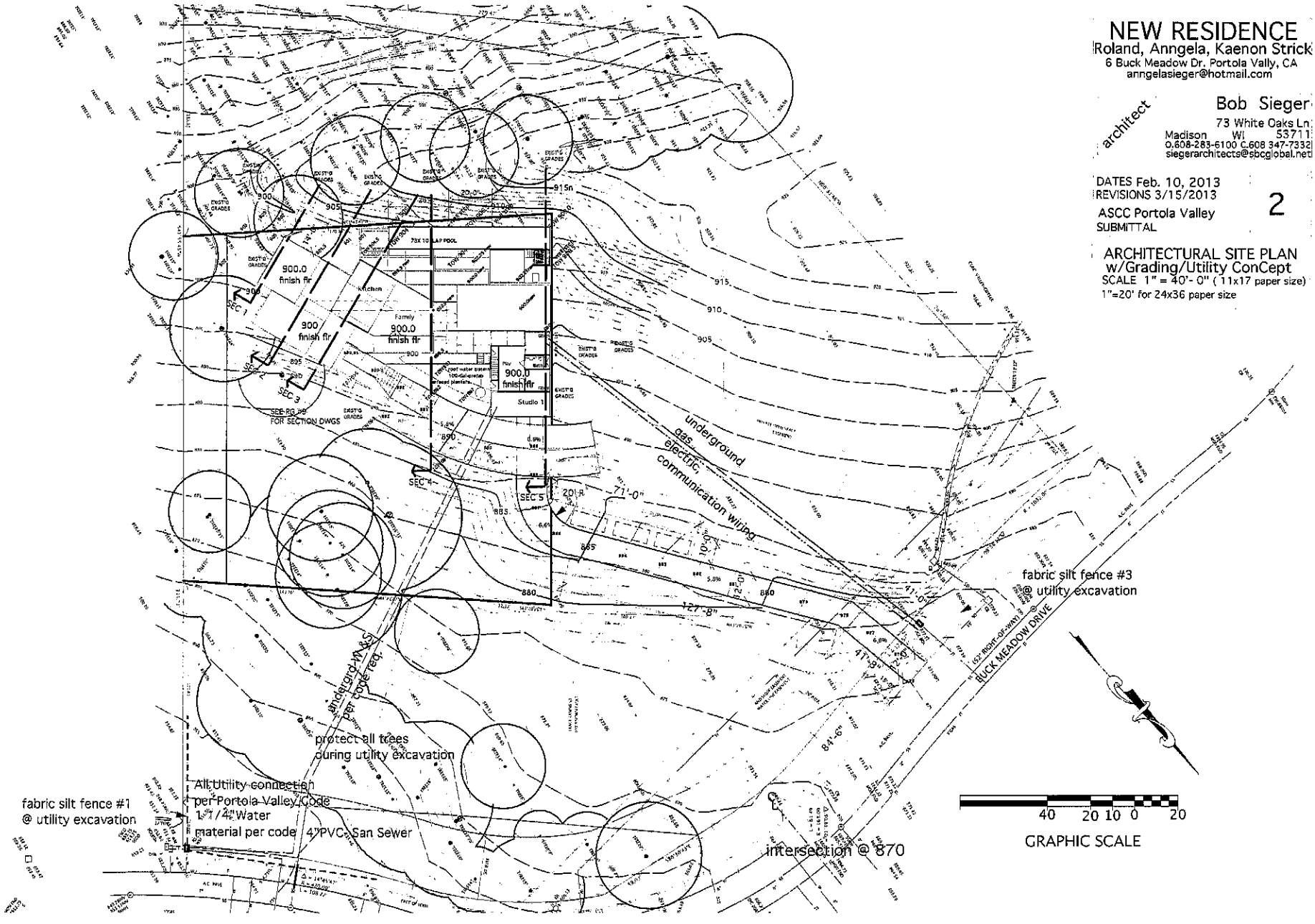
1. STORM DRAIN POLLUTION PREVENTION:
PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK BAGS, HAY BALES, TEMPORARY DRAINAGE SWALES, FIBER ROLLS, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.
2. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL LANDSCAPING.
3. DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/ OR SOIL TRACKED ON TO BUCK MEADOW DRIVE. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.
4. THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE CITY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.
5. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE, ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
6. ONCE THE PROPOSED ON-SITE DRAINAGE INLETS HAVE BEEN INSTALLED, THE CONTRACTOR SHALL PROTECT ANY BARE SOIL FROM ENTERING THE INLETS BY INSTALLING FILTER FABRIC UNDER THE INLET GRATES. THE FILTER FABRIC SHALL REMAIN UNTIL NATURAL GROUND COVER IS ESTABLISHED.
7. CONTRACTOR SHALL CONTROL DUST AS OFTEN AS REQUIRED BY THE CITY/COUNTY INSPECTOR.
8. IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS RECOCURRENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE TOWN'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.
9. ALL DISTURBED AREAS SHALL BE LANDSCAPED OR PROTECTED.
10. ALL DISTURBED SLOPES GREATER THAN 5:1 SHALL BE PROTECTED WITH EROSION BLANKET (STRAW OR FIBER).
11. CONTRACTOR SHALL PLACE SAND BAGS IN GUTTER, DIRECTLY UP STREAM OF CATCH BASINS IN STREET, PRIOR TO BEGINNING WORK.
12. CONTRACTOR SHALL ESTABLISH A WATER SOURCE, ON SITE, PRIOR TO COMMENCEMENT OF WORK. WATER TRUCK ON SITE IS AN ACCEPTABLE WATER SOURCE.
13. CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGED ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
14. GENERAL SEDIMENT AND EROSION CONTROL INFORMATION IS SHOWN ON C-2 FOR 35 VALENCIA COURT. THESE ARE MINIMUM REQUIREMENTS FOR SEDIMENT CONTROL. SEDIMENT AND EROSION CONTROL IS A STATE AND LOCAL REQUIREMENT, THE FULL EXTENT OF PROTECTION IS TO BE DETERMINED BY THE CONTRACTOR.
15. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES AS THE SITE CONDITIONS CHANGE AND AS THE NEED OF CONSTRUCTION SHIFT TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE.
16. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DISPOSE INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
17. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15 (PRIOR TO FIRST RAINY SEASON) AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUALLY MONITOR FENCES AND ROLLS, FOLLOWING AND/OR DURING ALL RAIN EVENTS, TO ENSURE FACILITIES ARE FUNCTIONING PROPERLY. SILT BUILD UP ON FACILITIES SHALL BE REMOVED REGULARLY. DISBURSED ON SITE, AND PROTECT FROM WASHING AWAY AGAIN.

CLIFFORD BECHTEL AND ASSOCIATES
CLIFFORD BECHTEL, PE
900 BALTIMORE STREET
BELMONT, CA 94002
650-637-1000
650-637-1005 (FAX)

STRICK RESIDENCE
6 BUCK MEADOW DRIVE
SAN MATEO COUNTY
Portola Valley California

CIVIL DETAILS & EROSION CONTROL NOTES

DATE 02/18/13
SCALE AS NOTED
REVISIONS
DRAWN J.C.
CHECKED C.B.
JOB No. 2013410
SHEET NO. C-3.0
OF 4 SHEETS



NEW RESIDENCE

Roland, Anngela, Kaenon Strick
6 Buck Meadow Dr. Portola Vally, CA
anngelasieger@hotmail.com

architect
Bob Sieger
73 White Oaks Ln
Madison WI 53711
o.608-283-6100 c.608 347-7332
siegerarchitects@sbcglobal.net

DATES Feb. 10, 2013
REVISIONS 3/15/2013

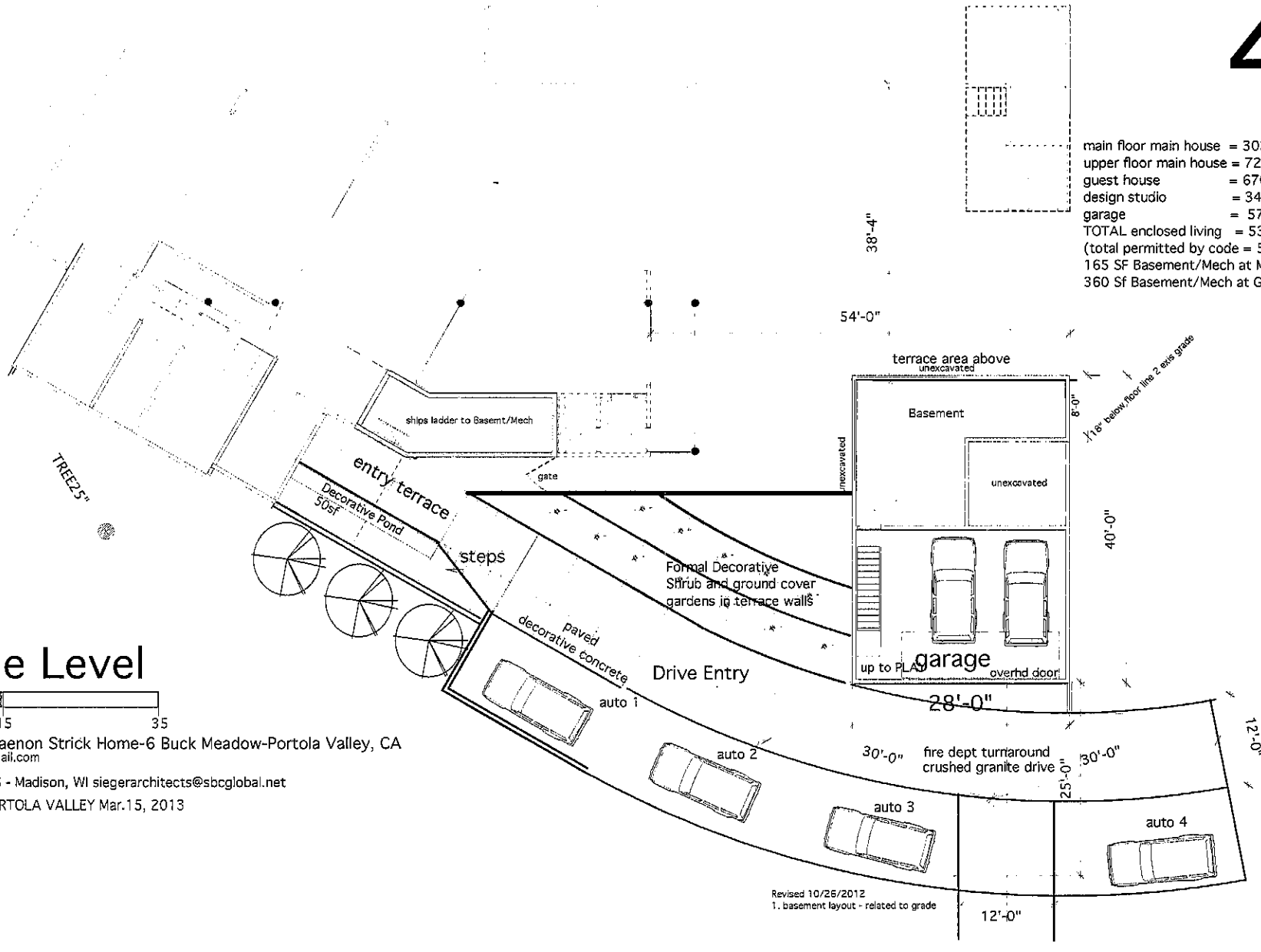
2

ASCC Portola Valley
SUBMITTAL

ARCHITECTURAL SITE PLAN
w/Grading/Utility ConCept
SCALE 1" = 40'- 0" (11x17 paper size)
1"=20' for 24x36 paper size


Property impact
355'-0"
view line blocked by trees and hill
elev 875
250'-0"
view line 85% blocked by trees
129'-6"
view line blocked by trees and hill
Property Impact
elev 880+/-
278'-0"
build limit
PROPERTY LINE
build limit
elev 896
elev 900
elev 926
preserve meadow
view line blocked by trees
view line blocked by trees and hill
section view #1s
elev 920
view line blocked by hill
view line blocked by hill section view #2s
section view #3s
elev 896
elev 874
elev 886
view line blocked by trees
view line
view line
595'-0"
view line blocked by trees
view line -60% blocked by trees
3
Strick Home lot 34
ARIAL STUDY
60' 0' 60' 100'

main floor main house = 3022 sf
upper floor main house = 726 sf
guest house = 670 sf
design studio = 340 sf
garage = 570sf
TOTAL enclosed living = 5328 sf
(total permitted by code = 5400sf)
165 SF Basement/Mech at Main house
360 Sf Basement/Mech at Garage



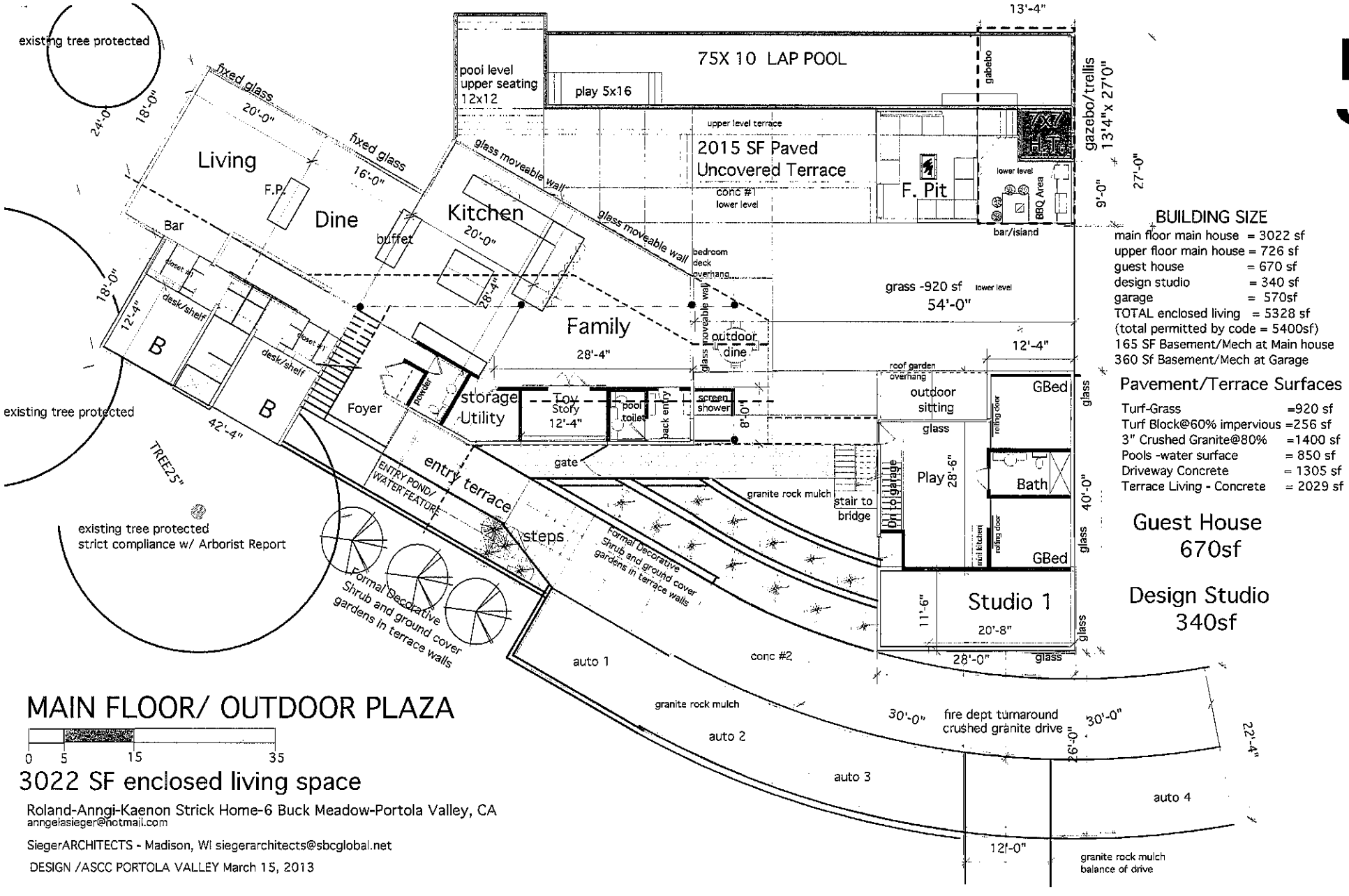
Garage Level

0 5 15 35

Roland-Anngi-Kaenon Strick Home-6 Buck Meadow-Portola Valley, CA
anngelasieger@hotmail.com

SiegerARCHITECTS - Madison, WI siegerarchitects@sbcglobal.net

DESIGN /ASCC PORTOLA VALLEY Mar.15, 2013



MAIN FLOOR/ OUTDOOR PLAZA

0 5 15 35

3022 SF enclosed living space

Roland-Anngi-Kaenon Strick Home-6 Buck Meadow-Portola Valley, CA
anngelasieger@hotmail.com

SiegerARCHITECTS - Madison, WI siegerarchitects@sbcglobal.net

DESIGN /ASCC PORTOLA VALLEY March 15, 2013

5

BUILDING SIZE

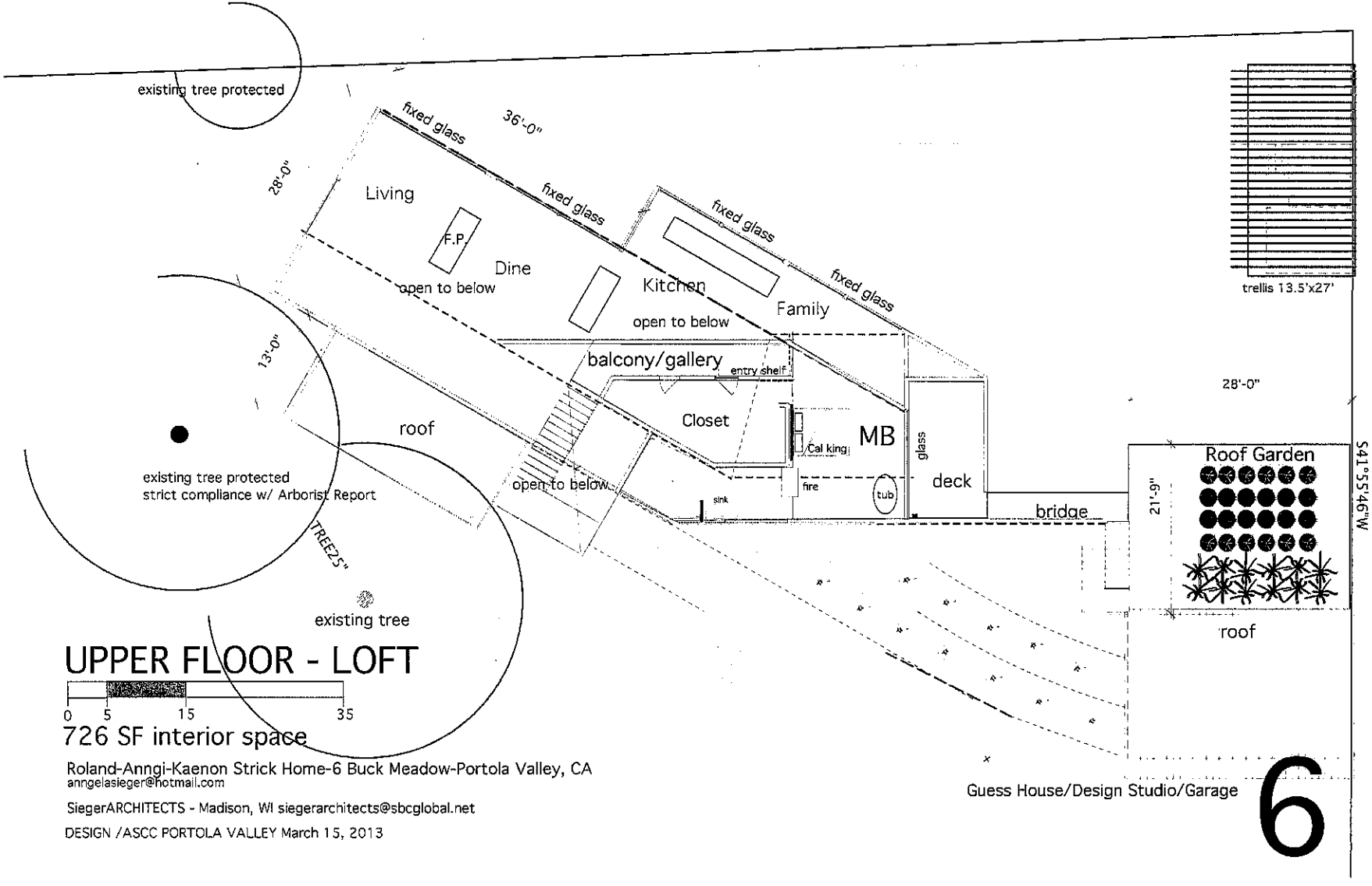
main floor main house	= 3022 sf
upper floor main house	= 726 sf
guest house	= 670 sf
design studio	= 340 sf
garage	= 570sf
TOTAL enclosed living	= 5328 sf
(total permitted by code = 5400sf)	
165 SF Basement/Mech at Main house	
360 Sf Basement/Mech at Garage	

Pavement/Terrace Surfaces

Turf-Grass	=920 sf
Turf Block@60% impervious	=256 sf
3" Crushed Granite@80%	=1400 sf
Pools -water surface	= 850 sf
Driveway Concrete	= 1305 sf
Terrace Living - Concrete	= 2029 sf

Guest House
670sf

Design Studio
340sf



UPPER FLOOR - LOFT

0 5 15 35

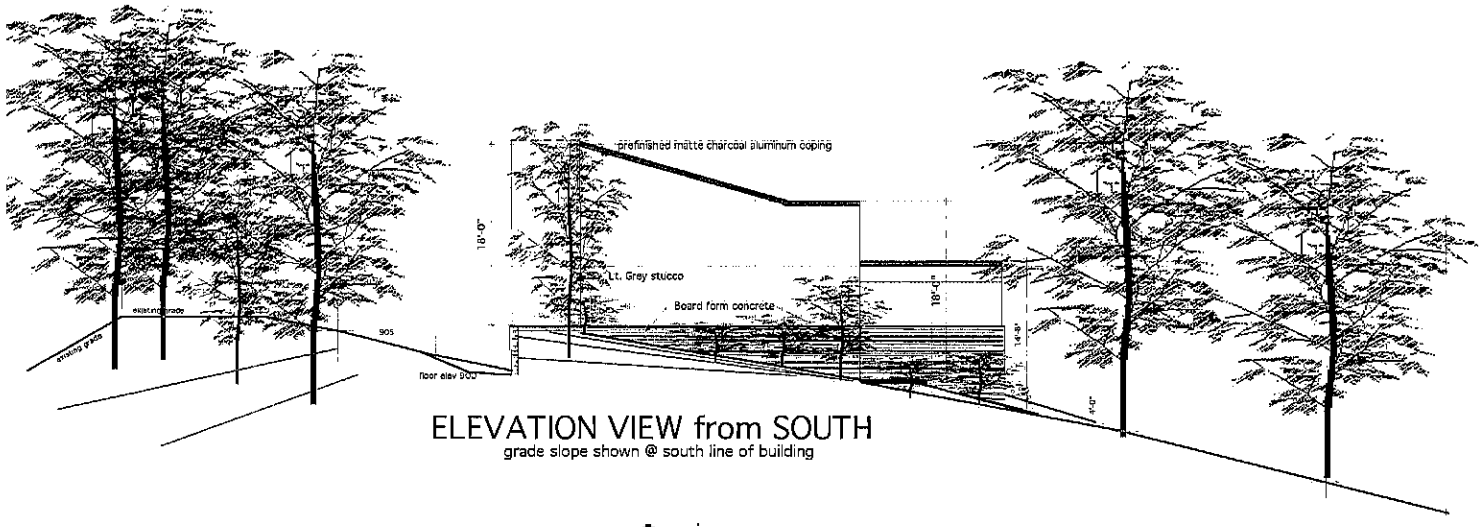
726 SF interior space

Roland-Anngi-Kaenon Strick Home-6 Buck Meadow-Portola Valley, CA
anngelasieger@hotmail.com

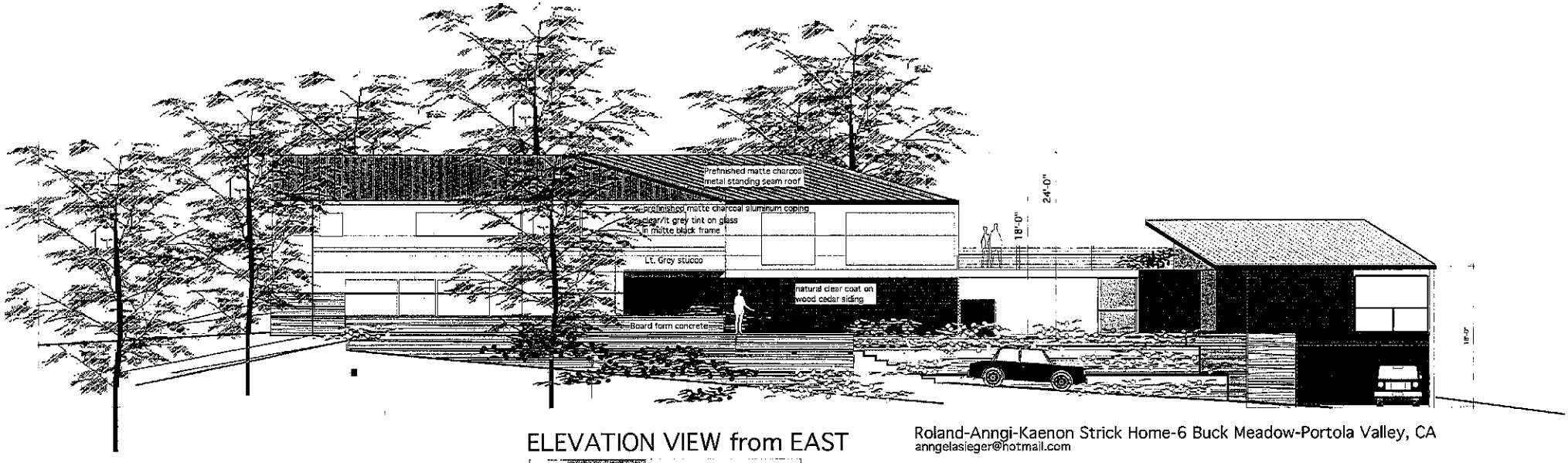
SiegerARCHITECTS - Madison, WI siegerarchitects@sbcglobal.net

DESIGN /ASCC PORTOLA VALLEY March 15, 2013

Guess House/Design Studio/Garage



ELEVATION VIEW from SOUTH
grade slope shown @ south line of building



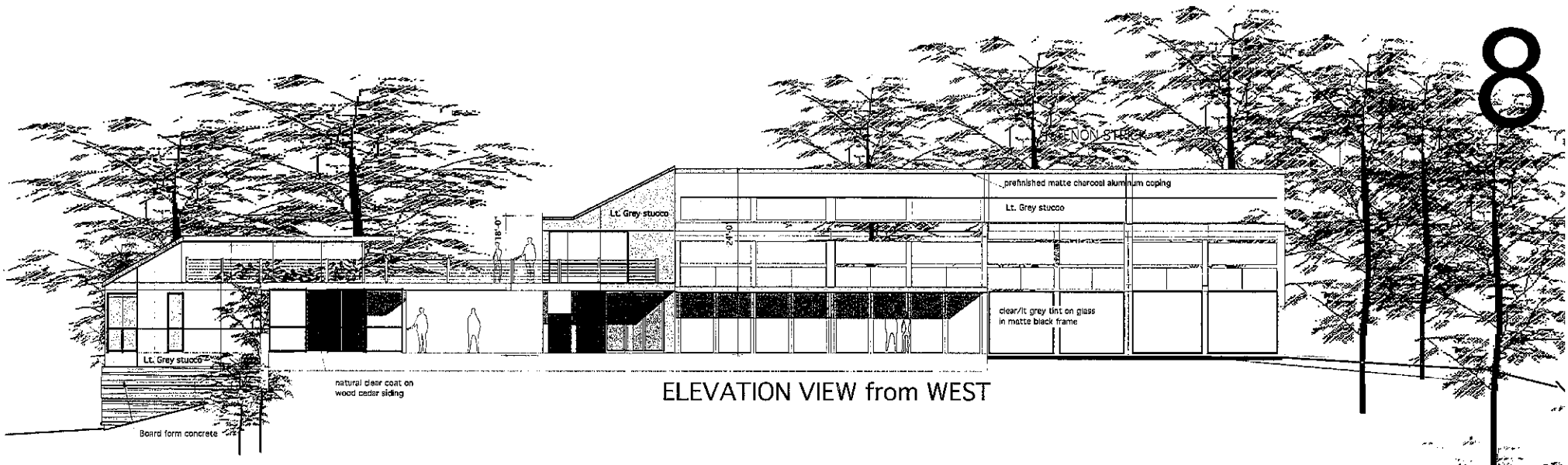
ELEVATION VIEW from EAST

0 5 15 35

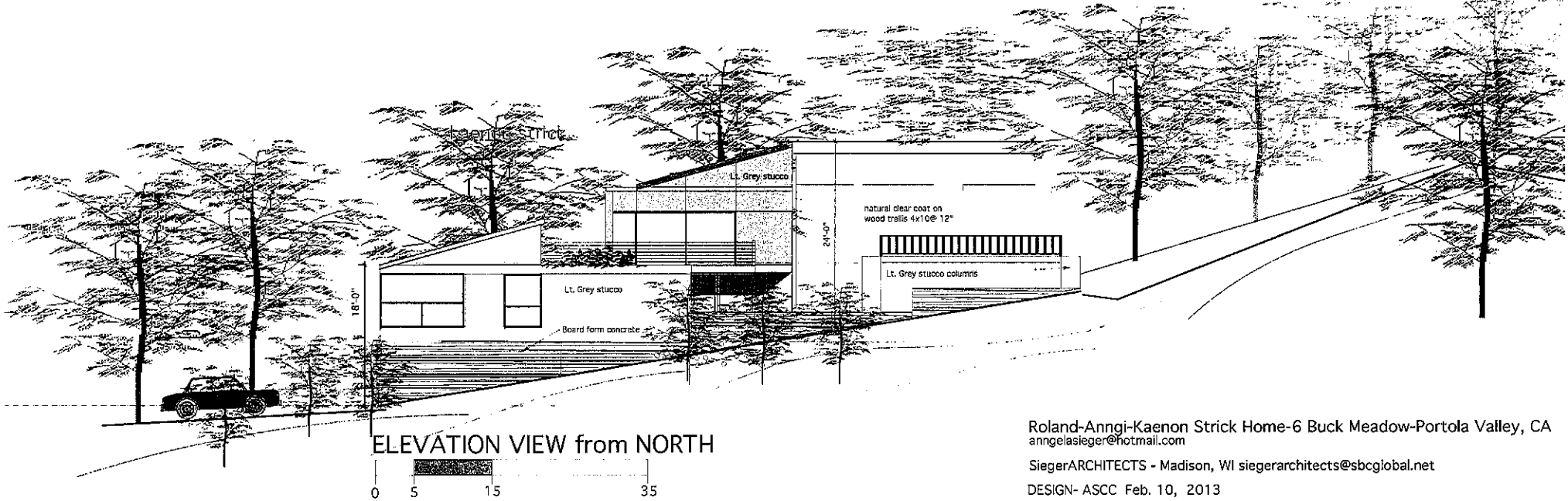
Roland-Anngi-Kaenon Strick Home-6 Buck Meadow-Portola Valley, CA
anngelasieger@hotmail.com

SiegerARCHITECTS - Madison, WI siegerarchitects@sbcglobal.net

DESIGN /ASCC Feb. 10, 2013
revised 10/26/2012 - grade @ buildings



ELEVATION VIEW from WEST



ELEVATION VIEW from NORTH

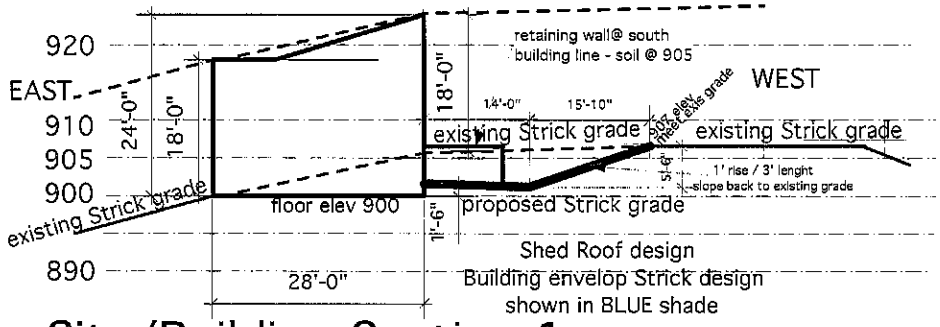
0 5 15 35

Roland-Anngi-Kaenon Strick Home-6 Buck Meadow-Portola Valley, CA

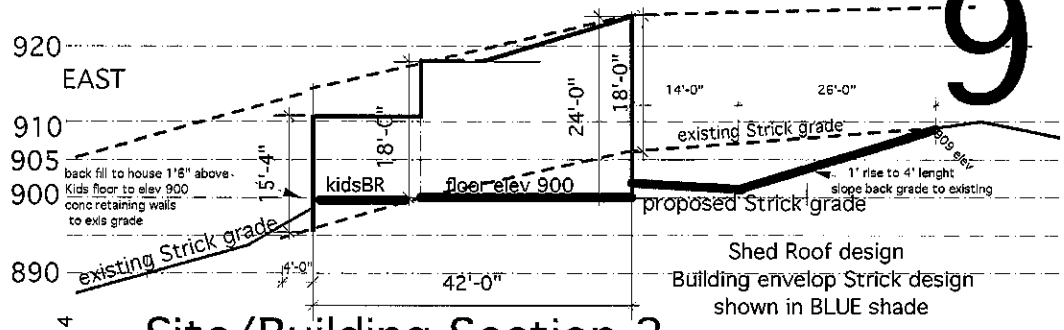
anngelasieger@hotmail.com

SiegerARCHITECTS - Madison, WI siegerarchitects@sbcglobal.net

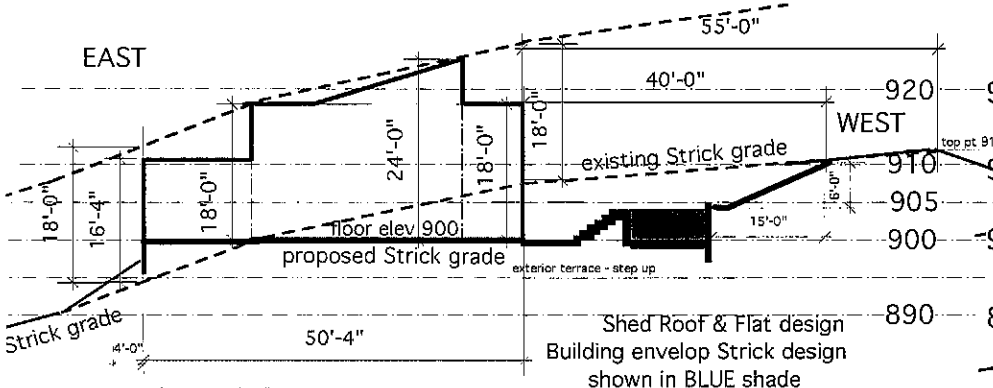
DESIGN- ASCC Feb. 10, 2013



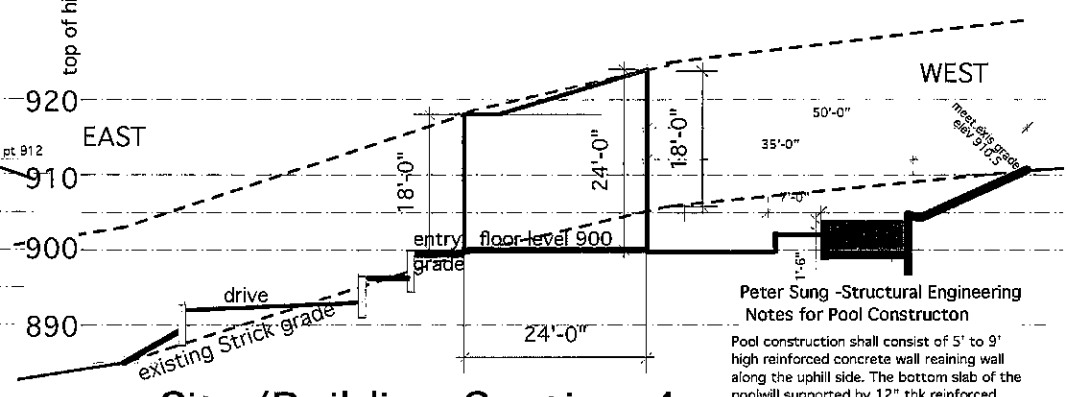
Site/Building Section 1



Site/Building Section 2



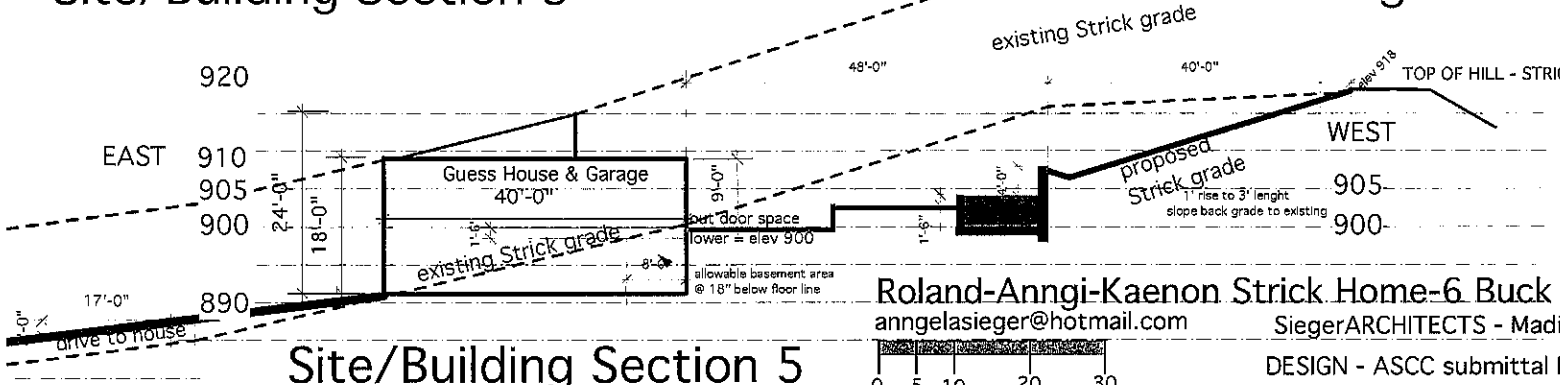
Site/Building Section 3



Site/Building Section 4

Peter Sung -Structural Engineering
Notes for Pool Constructon

Pool construction shall consist of 5' to 9' high reinforced concrete wall reaining wall along the uphill side. The bottom slab of the poolwill supported by 12" thk reinforced concrete mat footing over 6" crushed rock over filter fabic. Install perforated pipe continuous at low pt of the crushed rock base.



Site/Building Section 5

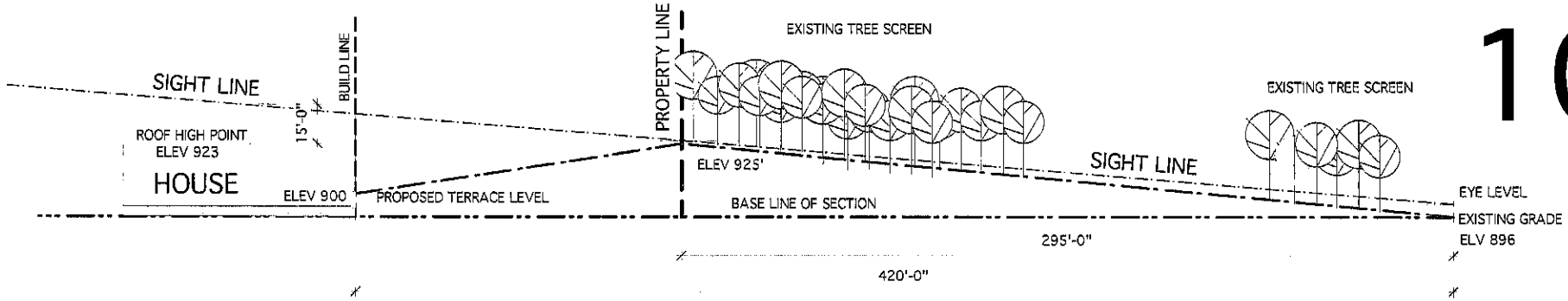
see page 2 for section locations

0 5 10 20 30

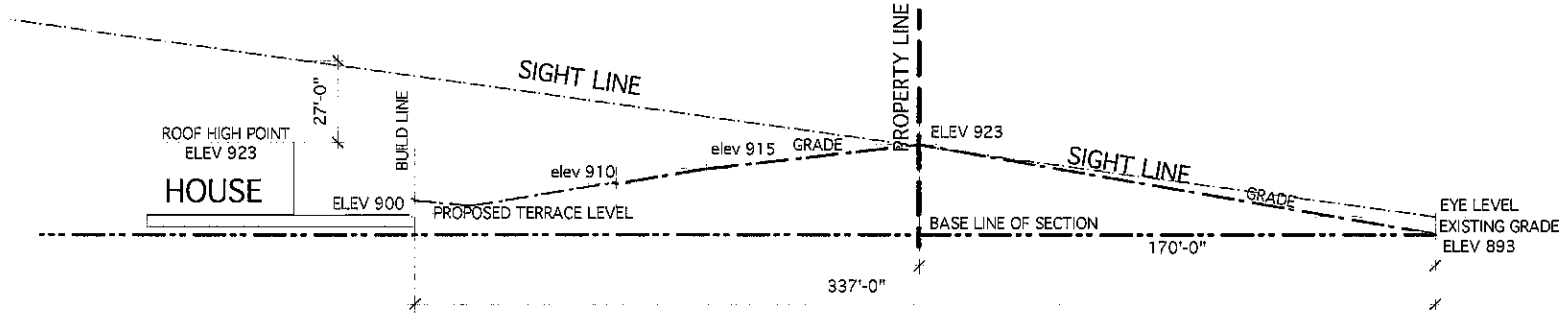
Roland-Anngi-Kaenon Strick Home-6 Buck Meadow-Portola Valley, CA

anngelasieger@hotmail.com
SiegerARCHITECTS - Madison, WI siegerarchitects@sbcglobal.net

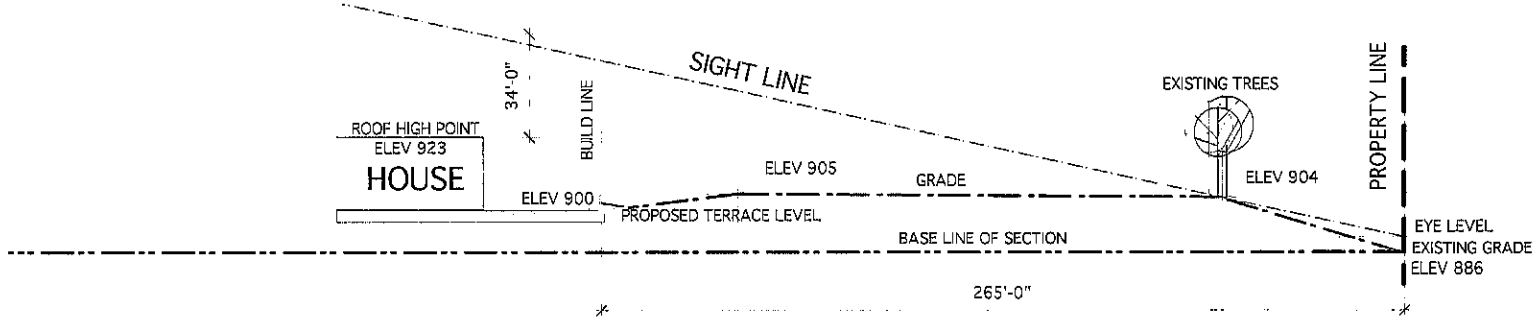
DESIGN - ASCC submittal Feb. 10, 2013



SITE SECTION VIEW #1 FROM WESTERLY BUCK MEADOW ROAD

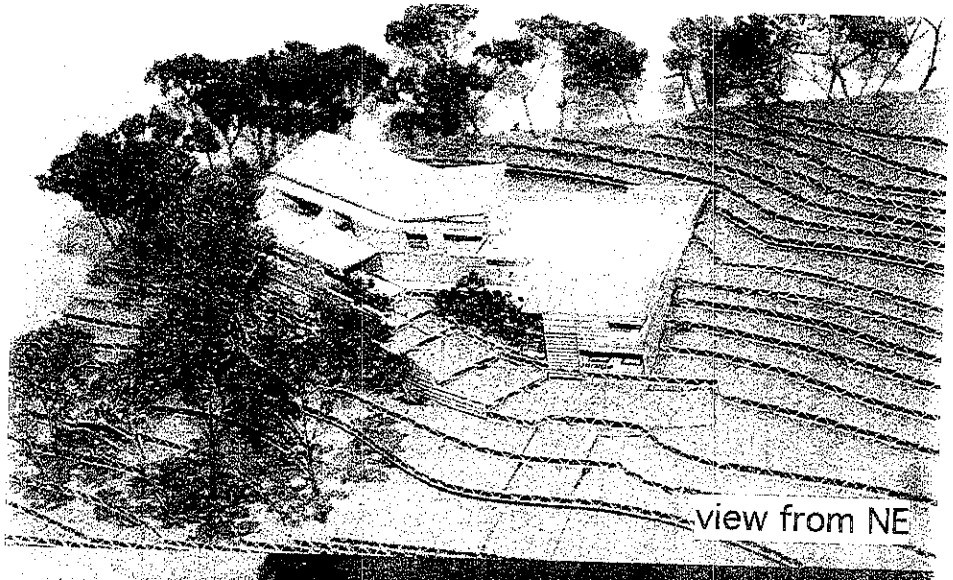


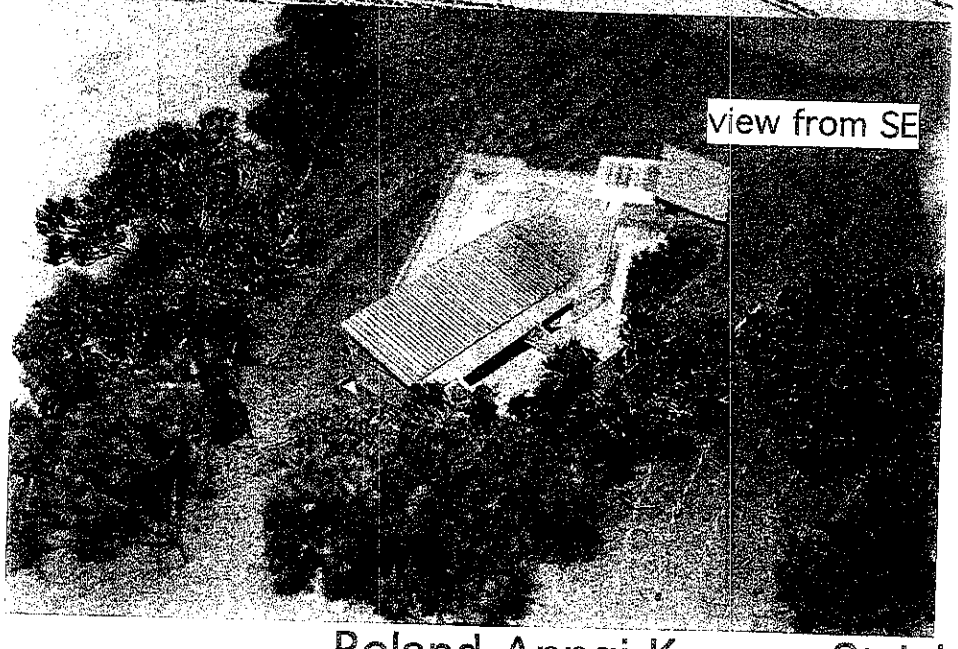
SITE SECTION VIEW #2 FROM CURVE @ BUCK MEADOW ROAD

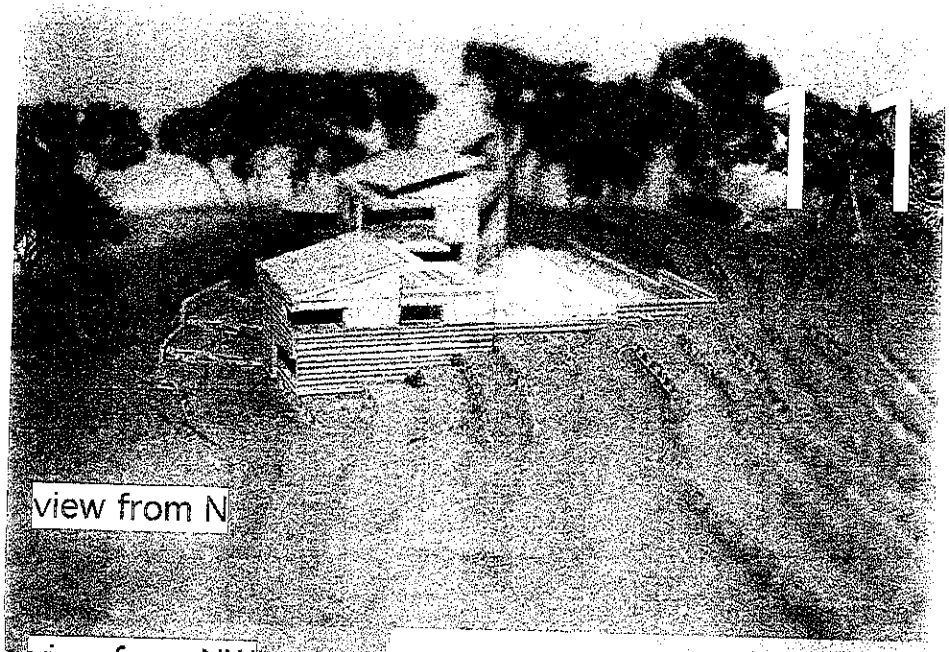


SITE SECTION VIEW #3 FROM PROPERTY LINE @ BUCK MEADOW ROAD

Roland-Anngi-Kaenon Strick Home - 6 Buck Meadow - Portola Valley, CA







DESIGN CONCEPT #3
SEPT 2012

Roland-Anngi-Kaenon Strick Home-6 Buck Meadow-Portola Valley, CA

AR HOUSE ADDITIONS,
25 ZAPATA WAY, DURAN

Vicinity Map
Scale: 1" = 200 feet

Addition/Remodel, Duran
25 Zapata Way
March 2013

COPY

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 22, 2013

Tim Duran
25 Zapata Way
Portola Valley CA 94028

Dear Tim,

Walli Finch and George Andreini and I made a site visit to your property on Sunday February 17 to look at your story poles in relation to the plan for your proposed addition which your architect, Lawrence Steiner had submitted to our committee.

Fortunately, you were home and could discuss the project with us. Mr. Steiner had previously told me that the finishes on the addition would match existing. Looks like a good project to improve your home.

Walli, George and I **approved** this for the committee.

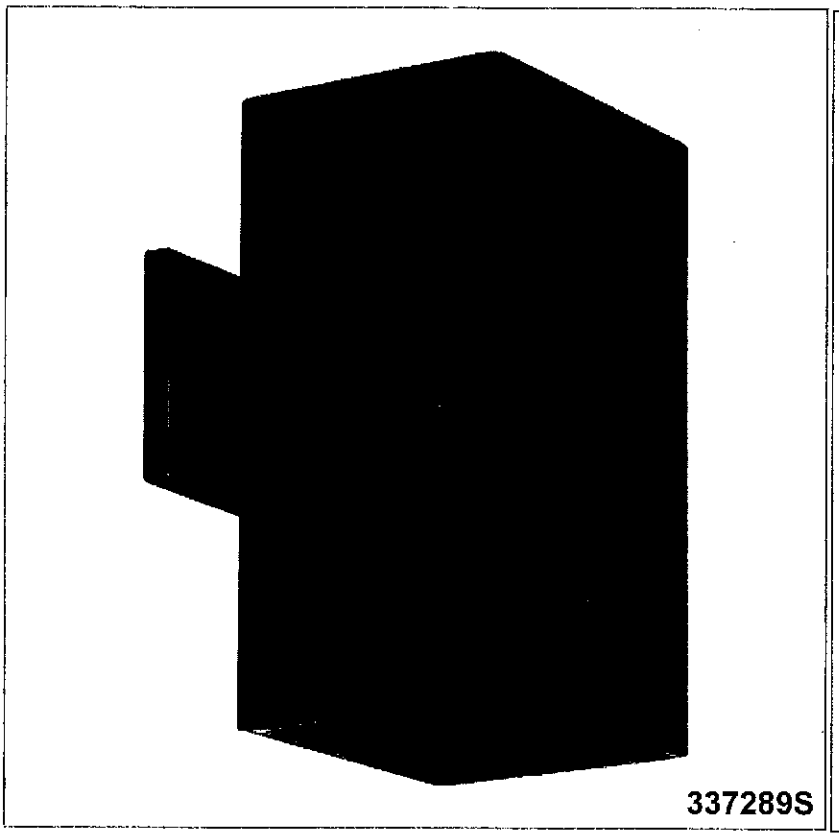
Pleasure to meet you.

Sincerely,

Bev Lipman, Secretary

Progress Lighting P5643

by Progress Lighting



Move mouse over image to zoom in



12 Customer Reviews

List Price ~~$182.12~~ Low Price Guarantee

Price **$162.54**

You Save $19.58

You Earn 326 Reward Points

Finish

Antique Bronze Option Images

Quantity

1

Add to Compare | Add to Wish List Add to P

Dimensions & Weights

Width	6 inches
Height	12 inches

Overview

6" square with heavy duty aluminum construction and die cast wall bracket

Search By

ITEM NUMBER (EX. P1234)

SEARCH

CATEGORY

Choose an Option...

FINISH COLOR

Choose an Option...

COLLECTION

Choose an Option...

ADDITIONAL SELECTIONS

Choose an Option...

LIGHT BULB QUANTITY

Choose an Option...

ENERGY EFFICIENT

Choose an Option...

VOLTAGE

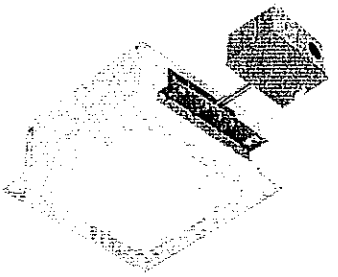
Choose an Option...

Compare Products

You have no items to compare.

Popular Tags

Modern island nautical



More Views

P6414-30TG

Review this Product Email to a Friend

Add to Wishlist Add to Compare

Like 0 Tweet 0 0

Prewired complete with housings and trim. Flat white glass. Torsion springs for easy relamping. UL listed for damp locations. Therma-Gard automatic resetting thermal protection.

Quantity Available: 14

Retail Price: ~~$87.00~~

Our Price: $52.20

Qty: 1

ADD TO CART

Details

Prewired complete with housings and trim. Flat white glass. Torsion springs for easy relamping. UL listed for damp locations. Therma-Gard automatic resetting thermal protection.

Additional Information

Weight	4.75
Item Status	Current
Style	No
Collection	Complete Square Housing & Trim
Category	Recessed-Housing
Energy Star Compliant	No
Energy Efficient	No
Low Voltage	Regular Line Voltage
Light Bulb Quantity	One
Progress Catalog Theme	No
Room Type	No
Additional Room Type	No
Finish Color	White
Glass Type	White glass
Light Bulb Type	Medium Base
Wattage	100
Product Height	9-1/2"
Product Width	9-1/2"
Length (incl. Chain or Stems)	8.00
Depth Extension	4-1/4"
Product Notes	0.00
Catalog Page	639
Special Price	52.20

GreenPoint Rated Existing Home Checklist

Build It Green
Smart Solutions From The Ground Up

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.

Enter Label: **Elements**

Points Achieved: **41**

This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each lable are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage of presence of the measure in the home. The measure or practice must be found in at least 10% of the home to earn points.

Column A is a dropdown menue with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the apropriate points will appear in the yellow "points acheived" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated Existing Home Rating Manual, available at www.builditgreen.org/greenpointrated

GreenPoint Rated Existing Home Checklist version 2.1

DURAN RESIDENCE ADDITION 25 ZAPATA WAY P.V.		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
			19		4	11	
AA. COMMUNITY			Possible Points				
No	**1. Home is Located within 1/2 Mile of a Major Transit Stop**		2				
	2. Compact Development & House Size						
	a. Density of 10 Units per Acre or Greater **(Enter units/acre)**		2			2	
No	b. Home Size Efficiency **(5 points is average, points awarded based on home size)**					1--9	
	3. Pedestrian and Bicycle Access/ Alternative Transportation						
	a. Site has Pedestrian Access Within ½ Mile of neighborhood services:						
	TIER 1: 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: 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 of Major Employer 12) Full Supermarket						
No	5 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
No	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
No	b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile		1				
TBD	c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile:		1				
	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						
	4. Safety & Social Gathering						
Yes	a. Front Entrance Has Views from the Inside to Outside Callers	1	1				
No	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors		1				
No	c. Porch (min. 100sf) Oriented to Streets and Public Spaces		1				
	5. Diverse Households						
TBD	a. Home Has at Least One Zero-Step Entrance (prerequiste for 5b. And 5c.)		1				
Yes	b. All Main Floor Interior Doors & Passageways Have a Min. 32-Inch Clear Passage Space		1				
No	c. Home includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars		1				
No	d. Lot Includes Full-Function Independent Rental Unit		1				
	Total Points Available in Community = 26	1					
A. SITE			Possible Points				
Yes	**1. Protect Existing Topsoil from Erosion and Reuse after Construction**	2	1				1
	2. Divert Construction and Demolition Waste						
Yes	a. Divert All Cardboard, Concrete, Asphalt and Metals **(Required for both Whole House and Elements, if Applicable)**	Y				R	
Yes	b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals	2				2	
No	**3. Construction IAQ Management Plan**				2		

DURAN RESIDENCE ADDITION 25 ZAPATA WAY P.V.		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	Total Points Available in Site = 6	4					
B. FOUNDATION			**Possible Points**				
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
TBD	a. Minimum 20% Flyash and/or Slag Content					1	
TBD	b. Minimum 30% Flyash and/or Slag Content					1	
No	**2. Moisture Source Verification and Correction (Required for Whole House)**	N			R	R	
	3. Retrofit Crawl Space to Control Moisture						
Yes	a. Control Ground Moisture with Vapor Barrier	2			2		
Yes	b. Foundation Drainage System	2				2	
No	**4. Pest Inspection and Correction**					1	
	5. Design and Build Structural Pest Controls						
No	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers					1	
Yes	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	1				1	
No	**6. Radon Testing and Correction or Radon Resistant Construction**				1		
	Total Points Available in Foundation = 10	5					
C. LANDSCAPE			**Possible Points**				
No	**Is the landscape area <15% of the total site area? (only 3 points available in this section for projects with <15% landscape area)**						
	1. Resource-Efficient Landscapes						
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
Yes	b. No Plant Species Require Shearing	1				1	
Yes	c. 50% of Plants Are California Natives or Mediterranean Cimate Species	3					3
No	**2. Fire-Safe Landscaping Techniques**		1				
	3. Minimal Turf Areas						
No	a. Turf Not Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide						2
Yes	b. Turf is <25% of Landscaped Area	2					2
Yes	c. Turf is <10% of Landscaped Area or eliminated	2					2
No	**4. Shade Trees Planted**		1	1			1
No	**5. Plants Grouped by Water Needs (Hydrozoning)**						2
	6. High-Efficiency Irrigation Systems Installed						
No	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers						2
No	b. System Has Smart Controllers						3
TBD	**7. Compost and Recycle Garden Trimmings on Site**						1
TBD	**8. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement**						2
TBD	**9. Use Environmentally Preferable Materials for Non-Plant Landscape Elements and Fencing**					1	
Yes	**10. Light Pollution Reduced by Shielding Fixtures and Directing Light Downward**	1	1				
	11. Rain Water Harvesting System (1 point for ≤350 gallons, 2 points for > 350 gallons)						
TBD	a. Cistern(s) is Less Than 750 Gallons						1
TBD	b. Cistern(s) is 750 to 2,500 Gallons						1
TBD	c. Cistern(s) is Greater Than 2,500 Gallons						1
TBD	**12. Soil Amended with Compost**					1	1
	Total Points Available in Landscape = 32	10					

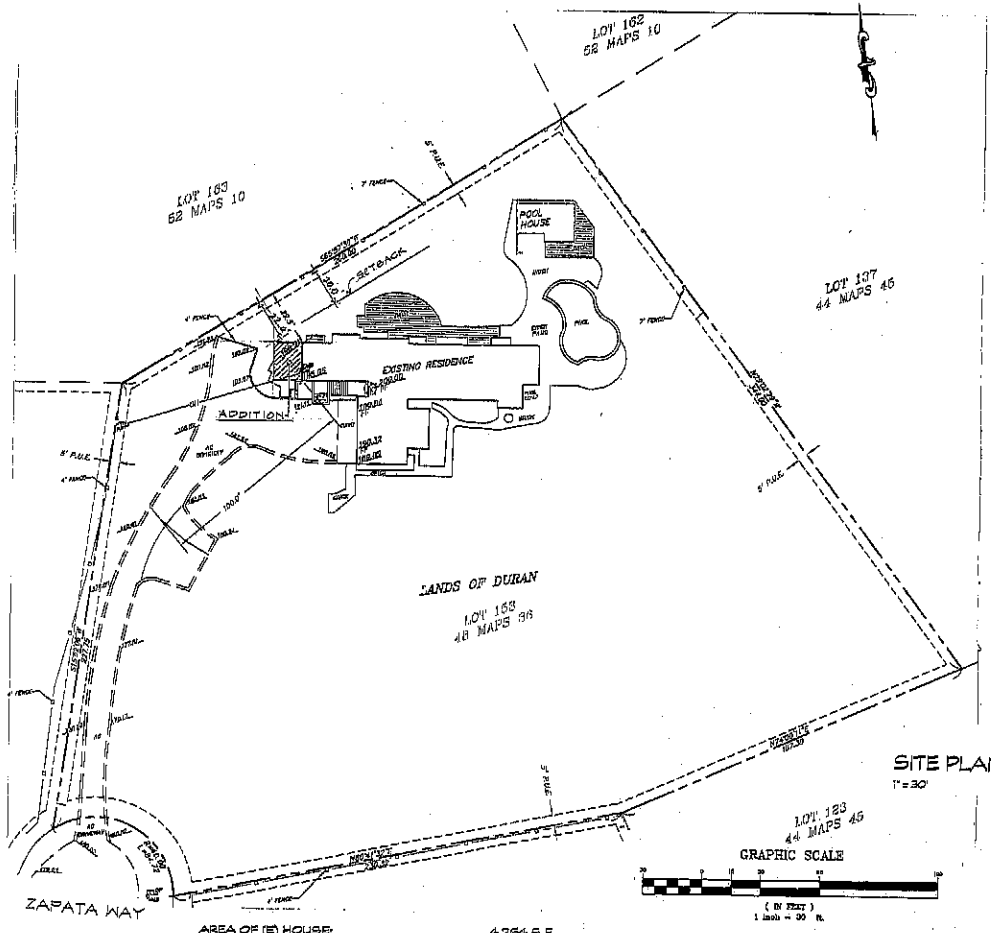
DURAN RESIDENCE ADDITION 25 ZAPATA WAY P.V.		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
D. STRUCTURAL FRAME & BUILDING ENVELOPE			**Possible Points**				
	1. Optimal Value Engineering						
50%	a. Place Rafters & Studs at 24-Inch On Center Framing	0.5				1	
75%	b. Size Door & Window Headers for Load	0.75				1	
75%	c. Use Only Jack & Cripple Studs Required for Load	0.75				1	
	2. Use Engineered Lumber						
≥90%	a. Engineered Beams & Headers	1				1	
No	b. Insulated Headers			1			
≥90%	c. Engineered Lumber for Floors	1				1	
No	d. Engineered Lumber for Roof Rafters					1	
No	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
≥90%	f. Oriented Strand Board for Subfloor	1				1	
≥90%	g. Oriented Strand Board Wall and Roof Sheathing	1				1	
	3. FSC Certified Wood						
TBD	a. Dimensional Lumber, Studs, and Timber					4	
TBD	b. Panel Products					2	
	4. Solid Wall Systems (includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
TBD	a. Floors			2		2	
TBD	b. Walls			2		2	
TBD	c. Roofs			2		2	
	5. Reduce Pollution Entering the Home from the Garage						
TBD	a Tightly Seal the Air Barrier between Garage and Living Area				1		
TBD	b. Install Garage Exhaust Fan OR Have a Detached Garage				1		
TBD	**6. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)**			1			
	7. Overhangs and Gutters						
TBD	a. Minimum 16-Inch Overhangs and Gutters					1	
≥90%	b. Minimum 24-Inch Overhangs and Gutters	1		1			
	8. Retrofit/ Upgrade Structure for Lateral Load Reinforcement for Wind or Seismic						
Yes	a. Partial Lateral Load Reinforcement Upgrades/ Retrofits	1				1	
No	b. Lateral Load Reinforcement Upgrades/ Retrofits for Entire home					2	
TBD	**9. Sound Exterior Assemblies (Required for Whole House)**	N				R	
	Total Points Available in Structural Frame & Building Envelope = 36	8					
E. EXTERIOR FINISH			**Possible Points**				
TBD	**1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking**					2	
TBD	**2. Rain Screen Wall System Installed**					2	
TBD	**3. Durable & Noncombustible Cladding Materials**					1	
≥90%	**4. Durable & Fire-Resistant Roofing Materials or Assembly**	2				2	
	Total Points Available in Exterior Finish = 7	2					
F. INSULATION			**Possible Points**				
	1. Install Insulation with 30% Post-Consumer Recycled Content						
TBD	a. Walls and Floors					1	
TBD	b. Ceilings					1	
	2. Install Insulation that is Low-Emitting (Certified CA Residential Section 01350)						
TBD	a. Walls and Floors				1		
TBD	b. Ceilings				1		
≥90%	**3. Inspect Quality of Insulation Installation before Applying Drywall**	1		1			
	Total Points Available in Insulation = 5	1					

DURAN RESIDENCE ADDITION 25 ZAPATA WAY P.V.		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
G. PLUMBING			**Possible Points**				
	1. Distribute Domestic Hot Water Efficiently						
TBD	a. Insulate All Accessible Hot Water Pipes (prerequisite for 1b. and 1c.)			1			1
TBD	b. Locate Water Heater Within 12' Of All Water Fixtures, as measured in plan			1			1
TBD	c. Install On-Demand Circulation Control Pump			1			1
≥90%	**2. High-Efficiency Toilets (Dual-Flush or ≤1.28 gpf)**	2					2
	3. Water Efficient Fixtures						
Yes	a. **All Fixtures Meet Federal Energy Policy Act** (Toilets: 1.6 gpf, Sinks: 2.2 gpm, Showers: 2.5 gpm) **(Required For Whole House)**	Y					**R**
TBD	b. High-Efficiency Showerheads Use ≤2.0 gpm at 80 psi						3
TBD	c. Bathroom Faucets Use ≤1.5 gpm			1			1
TBD	**4. Plumbing Survey (No Plumbing Leaks) (Required for Whole House and Elements)**	N					R
	Total Points Available in Plumbing = 13	2					
H. HEATING, VENTILATION & AIR CONDITIONING			**Possible Points**				
	1. General HVAC Equipment Verification and Correction						
TBD	a. Visual Survey of Installation of HVAC Equipment **(Required for Whole House and Elements)**	N		**R**			
TBD	b. Conduct Diagnostic Testing to Evaluate System			2			
TBD	c. Conduct Flow Hood Test and Assess Delivery of Air			1			
TBD	d. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal			1			
TBD	**2. Design and Install HVAC System to ACCA Manuals J, D and S**			4			
	3. Sealed Combustion Units						
TBD	a. Furnaces				2		
TBD	b.Water heaters				2		
TBD	**4. Zoned, Hydronic Radiant Heating**			1	1		
TBD	**5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants**		1				
	6. Effective Ductwork Installation						
TBD	a. New Ductwork and HVAC unit Installed Within Conditioned Space			1			
TBD	b. Duct Mastic Used on All Ducts, Joints and Seams			1			
TBD	c. Ductwork System is Pressure Relieved			1			
TBD	**7. High Efficiency HVAC Filter (MERV 6+)**				1		
TBD	**8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating ≥60% using CSA Standards**				1		
	9. Effective Exhaust Systems Installed in Bathrooms and Kitchens						
TBD	a. ENERGY STAR Bathroom Fans Vented to the Outside				1		
TBD	b. All Bathroom Fans are on Timer or Humidistat				1		
TBD	c. Kitchen Range Hood Vented to the Outside				1		
	10. Mechanical Ventilation System for Cooling Installed						
TBD	a. ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms			1			
TBD	b. Whole House Fan			1			
	11. Mechanical Ventilation for Fresh Air Installed						
TBD	a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6)				1		
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)				1		
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home			1	1		
	12. Carbon Monoxide						
TBD	a. Carbon Monoxide Testing and Correction **(Required for Whole House)**	N			R		
TBD	b. Carbon Monoxide Alarm(s) Installed				1		
TBD	**13. Combustion Safety Backdraft Test (Required for Whole House and Elements)**	N			R		
	Total Points Available in Heating, Ventilation and Air Conditioning = 30						
I. RENEWABLE ENERGY			**Possible Points**				
	1. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) Enter % total energy consumption offset, 1 point per 4% offset			25			
	Total Points Available in Renewable Energy = 25						

DURAN RESIDENCE ADDITION 25 ZAPATA WAY P.V.		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
J. BUILDING PERFORMANCE				**Possible Points**			
No	**1. Energy Survey and Education (Required for Elements or Meet J3)**	N		R			
	2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)						
	TIER 1: Practices in Tier 1 Are Worth Full Value (1 point)						
TBD	a) Attic Insulation up to or Exceeding Current Code			1			
TBD	b) Crawl Space Insulation up to or Exceeding Current Code			1			
TBD	c) Wall Insulation up to or Exceeding Current Code			1			
TBD	d) High Efficiency Furnace (90% AFUE Minimum)			1			
TBD	e) Seal Ducts and Duct Leakage is <15%			1			
TBD	f) 14 SEER, 11.5 EER Air Conditioning Unit (in climate zones 2,4,8-15)			1			
TBD	g) House Passes Blower Door Test With ≤0.5 ACH or a 50% Improvement			1			
	TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points)						
TBD	h) High Efficiency Water Heater ≥62EF			0.5			
TBD	i) Radiant Barrier in Attic			0.5			
TBD	j) Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane			0.5			
TBD	k) Duct insulation to Code			0.5			
TBD	l) Programmable Thermostat			0.5			
TBD	m) 14 SEER, 11.5 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)			0.5			
	3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)			10+			
TBD	**4. Design and Build Zero Energy Homes**			5			
TBD	**5. Comprehensive Utility Bill Analysis**			1			
	Total Points Available in Building Performance = 16+						
K. FINISHES				**Possible Points**			
TBD	**1. Entryways Designed to Reduce Tracked in Contaminants**				1		
	2. Low/No-VOC Paint						
TBD	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen)				1		
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (flat))				2		
TBD	**3. Coatings Meet SCAQMD Rule 1113 for Low VOCs**				2		
TBD	**4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)**				2		
TBD	**5. Recycled-Content Paint**					1	
	6. Environmentally Preferable Materials for Interior Finish: A) FSC Certified Wood B) Reclaimed Materials C) Rapidly Renewable D) Recycled-Content E) Finger-Jointed or F) Local						
TBD	a. Cabinets					1	
TBD	b. Interior Trim					1	
TBD	c. Shelving					1	
TBD	d. Doors					1	
TBD	e. Countertops					1	
TBD	**7. For Newly Installed Products, Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (Required for Whole Building & Elements) (EPA IAP)**	N			R		
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates						
TBD	a. Doors				1		
TBD	b. Cabinets and Countertops				2		
TBD	c. Interior Trim and Shelving				1		
TBD	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**				3		
	Total Points Available in Finishes = 21						
L. FLOORING				**Possible Points**			
50%	**1. Environmentally Preferable Flooring: A) FSC-Certified Wood B) Reclaimed or Refinished C) Rapidly Renewable D) Recycled-Content, E) Exposed Concrete F) Local** *Flooring Adhesives Must Have <70 gpl VOCs and sealer must meet SCAQMD Rule 1113.*	2				4	
50%	**2. Thermal Mass Floors**	0.5		1			
TBD	**3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements**				2		
	Total Points Available in Flooring = 7	2.5					

DURAN RESIDENCE ADDITION 25 ZAPATA WAY P.V.		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
M. APPLIANCES AND LIGHTING			**Possible Points**				
TBD	**1. ENERGY STAR Dishwasher (Must Meet Current Specifications) (Mutually Exclusive with J3)**			1			1
	2. ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less						
TBD	a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0)			1			2
TBD	b. Meets CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5)						2
	3. ENERGY STAR Refrigerator Installed						
TBD	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity **(Mutually Exclusive with J3)**			1			
TBD	b. ENERGY STAR Qualified & < 20 cu.ft Capacity **(Mutually Exclusive with J3)**			1			
	4. Built-In Recycling & Composting Center						
TBD	a. Built-In Recycling Center					2	
TBD	b. Built-In Composting Center					1	
TBD	**5. Electrical Survey (Required for Whole House)**	N				**R**	
TBD	**6. Verification of Entire Electrical System**					2	
50%	**7. Energy Efficient Lighting**	0.5		1			
Yes	**8.Low- Mercury Lamps (Linear and Compact Flourescent)**	1				1	
TBD	**9. Lighting Controls Installed**			1			
	Total Points Available in Appliances and Lighting = 13+	**1.5**					
N. OTHER			**Possible Points**				
TBD	**1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)**	N		**R**			
TBD	**2. Develop Homeowner Manual of Green Features/Benefits**			1			1
	3. Hazardous Waste Testing						
TBD	a. Lead Testing Interior, Exterior and Soil				1		
TBD	b. Asbestos Testing and Remediation				1		
Yes	**4. Gas Shut Off Valve (motion/ non-motion)**	2			1	1	
	Total Points Available in Other = 6	**2**					
P. INNOVATIONS			**Possible Points**				
	AA. Community: No Innovation Measures At This Time						
	A. Site						
TBD	1. Cool Site		1				
	B. Foundation: No Innovation Measures At This Time						
	C. Landscaping						
TBD	1. Irrigation System Uses Recycled Wastewater						1
	D. Structural Frame and Building Envelope						
	1. Design, Build and Maintain Structural Pest and Rot Controls						
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12 Inches Above Soil					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				1		
TBD	2. Use Moisture Resistant Materials and Practices in Wet Areas of Kitchen, Bathrooms, Utility Rooms, and Basements				1		
	3. Use FSC-Certified Engineered Lumber						
≥90%	a. Engineered Beams and Headers	1				1	
No	b. Insulated Engineered Headers					1	
≥90%	c. Wood I-Joists or Web Trusses for Floors	1				1	
No	d. Wood I-Joists for Roof Rafters					1	
No	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
No	f. Roof Trusses					1	
	E. Exterior Finish						
TBD	1. Green Roofs (25% or Roof Area Minimum)		2	2			

DURAN RESIDENCE ADDITION 25 ZAPATA WAY P.V.		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	F. Insulation: No Innovation Measures At This Time						
	G. Plumbing						
TBD	1. Graywater Pre-Plumbing (Includes Clothes Washer at Minimum)						1
TBD	2. Graywater System Operational (Includes Clothes Washer at Minimum)						2
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)						1
TBD	4. Composting or Waterless Toilet						1
TBD	5. Install Drain Water Heat-Recovery System			1			
	H. Heating, Ventilation and Air Conditioning (HVAC)						
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7)				1		
	I. Renewable Energy: No Innovation Measures At This Time						
	J. Building Performance						
TBD	1. Test Total Supply Air Flow Rates			1			
TBD	2. Energy Budget Analysis (J3) Completed By CEPE			1			
	K. Finishes: No Innovation Measures At This Time.						
	L. Flooring: No Innovation Measures At This Time.						
	M. Appliances: No Innovation Measures At This Time.						
	N. Other						
TBD	1. Homebuilder's Management Staff Are Certified Green Building Professionals		1				
TBD	2. Comprehensive Owner's Manual and Homeowner Education Walkthroughs		1				
	3. Additional Innovations: List innovative measures that meet green building objectives. Points will be assessed by Build it Green and the GreenPoint Rater.						
TBD	a. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	b. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	c. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	d. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	e. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	f. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	g. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	h. Describe Innovation Here and Enter Possible Points in Columns L-P						
	Total Points Available in Innovation = 26+	2					
Summary							
	Total Available Points	224+	25	83	46	76	47
	Minimum Points Required (Whole House)	50		20	5	6	8
	Minimum Points Required (Elements)	25		8	2	2	4
	Total Points Achieved	**41**	**3.0**	**5.0**	**3.0**	**19.0**	**11.0**



AREA OF (E) HOUSE:	4,264 S.F.
AREA OF (E) GARAGE:	600 S.F.
AREA OF (E) POOL HOUSE	508 S.F.
PROPOSED ADDITION:	
UPPER LEVEL	280 S.F.
LOWER LEVEL	824 S.F.
TOTAL ADDITION	1,104 S.F.
PROPOSED TOTAL (STRUCTURES)	6,676 S.F.
AREA OF (E) IMPERVIOUS SURFACES	8,886 S.F.
AREA OF (N) IMPERVIOUS SURFACES	135 S.F.
TOTAL IMPERVIOUS SURFACES	9,021 S.F.
ALLOWED SQUARE FOOTAGES:	
ADJUSTED MAXIMUM FLOOR AREA (AMFA)	7,311 S.F.
85% OF AMFA	6,214 S.F.
SINGLE STORY (16 FT.) BONUS 5% (AMFA)	7,677 S.F.
85% OF AMFA	6,525 S.F.
ADJUSTED MAXIMUM IMPERVIOUS AREA (AMIS)	12,440 S.F.

NO NEW LANDSCAPING WILL BE DONE. ALL PLANTING SHALL REMAIN AS EXISTING.

ALL EXTERIOR MATERIALS SHALL BE THE SAME AS EXISTING MATERIALS WITH RESPECT TO TYPE OF MATERIAL AND COLOR.

TOTAL AMOUNT OF EXCAVATION AND FILL: NONE

A. P. N.: 077-040-010
LOT SIZE: 2.5 ACRES

GENERAL NOTES

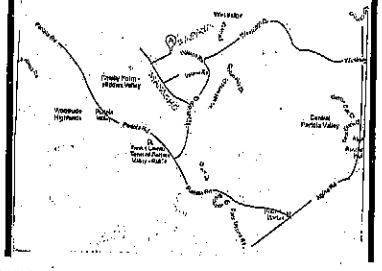
INDEX TO DRAWINGS

SCOPE OF WORK

FOR AN EXISTING SINGLE FAMILY RESIDENCE:

ENLARGE MASTER BEDROOM AND ADD AN EXERCISE ROOM UNDER MASTER BEDROOM REQUIRING NEW RETAINING WALLS SURROUNDING THREE SIDES OF EXERCISE ROOM.

VICINITY MAP



ARCHITECT
30 WILLOW WAY
PORTOLA VALLEY, CA 94028
PHONE/FAX 650-854-8824
LawrenceSteiner@Comcast.net
LAWRENCE STEINER

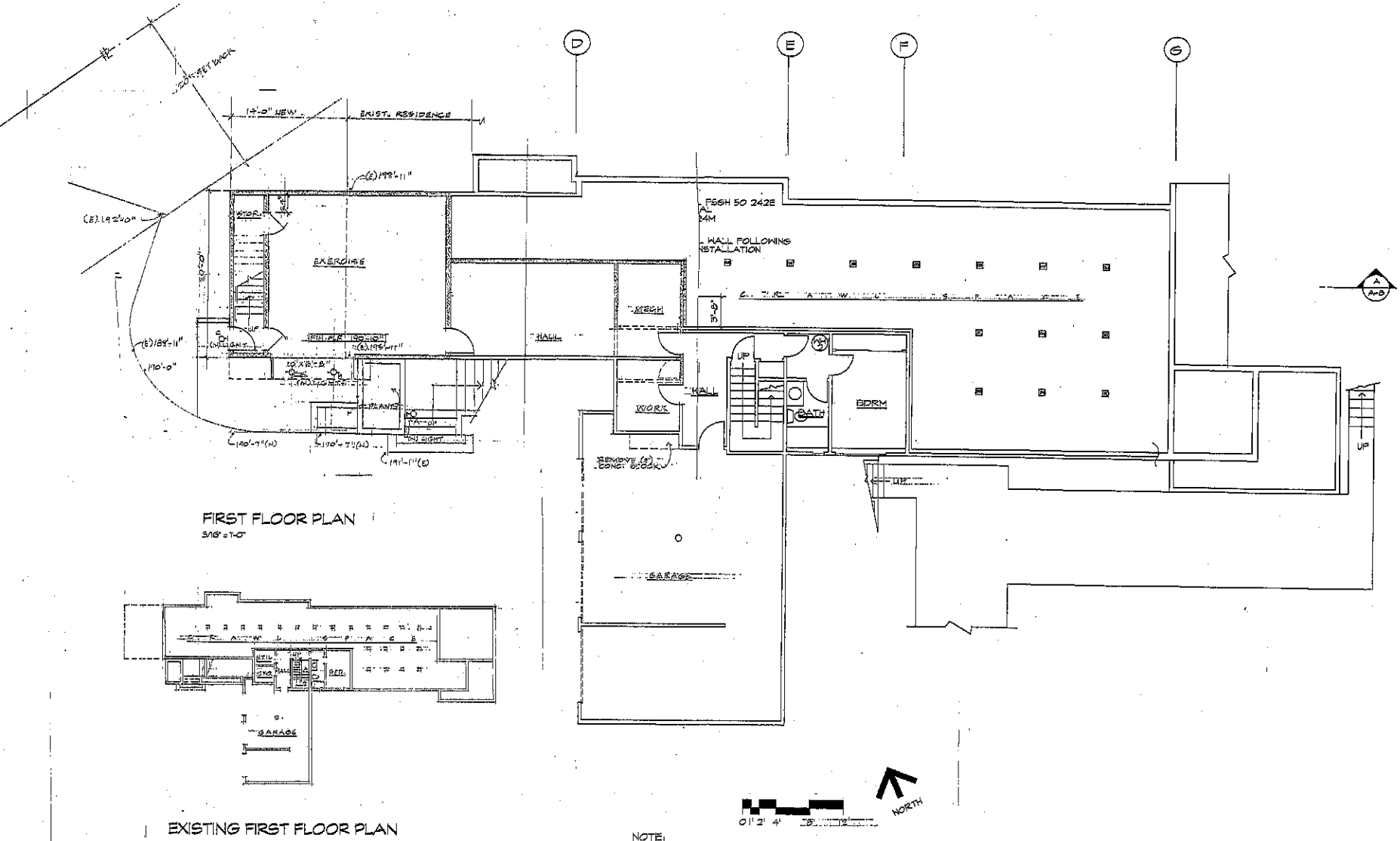
REVISIONS
1 MAR 13

SITE PLAN
GENERAL NOTES
INDEX

ALTERATIONS TO:
THE DURAN RESIDENCE
25 ZAPATA WAY
PORTOLA VALLEY, CALIFORNIA

JOB NO: 2604 DATE: 12/28/06 DRAWN: SON APPROVED:

SHT. NO.
A-1
SHT. OF



FIRST FLOOR PLAN

3/16" = 1'-0"

EXISTING FIRST FLOOR PLAN

1/16" = 1'-0"

NOTE:

PROVIDE VENTILATION LOUVERS IN DOORS OF (N)FURNACE ENCLOSURE PER UNIFORM MECHANICAL CODE.

ARCHITECT
101 RECORA WAY
PORTOLA VALLEY, CA 94028
PHONE/FAX 650-851-6524
LawrenceSteiner@Comcast.net
LAWRENCE STEINER

REVISIONS

1 MAR 06

BASEMENT PLAN

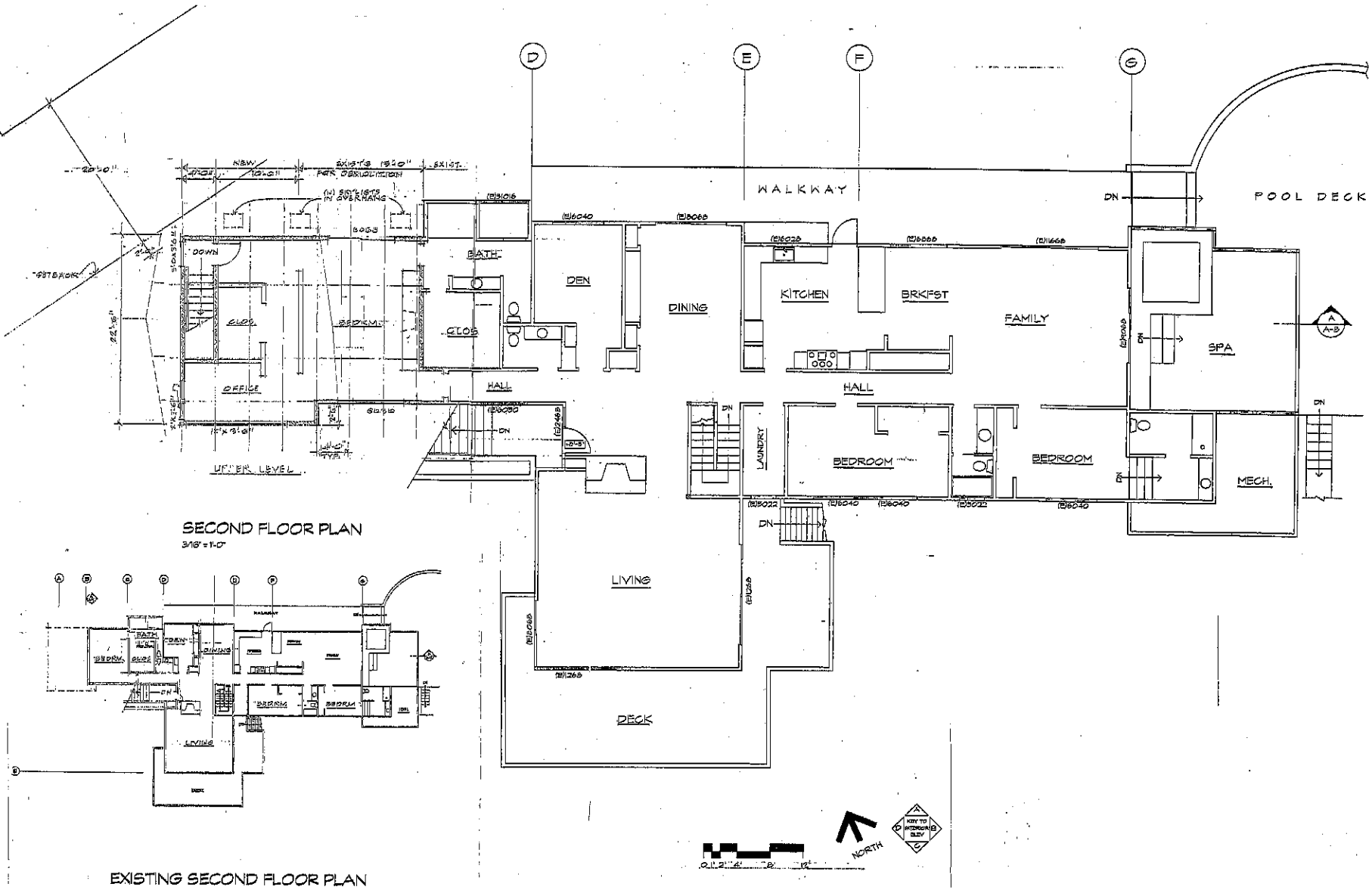
ADDITIONS TO:
THE DURAN RESIDENCE
25 ZAPATA WAY
PORTOLA, CALIFORNIA

JOB NO: 2604 DATE: 12/21/06 DRAWN: RCW APPROVED:

SHT. NO.

A-2

SHT. OF



SECOND FLOOR PLAN

3/16" = 1'-0"

EXISTING SECOND FLOOR PLAN

1/16" = 1'-0"

ARCHITECT
101 RECODA WAY
PORTOLA VALLEY, CA 94028
PH/FAX/FAX 650-851-8928
LawrenceSteiner@Comcast.net
LAWRENCE STEINER

REVISIONS

1. 4 MAR '8

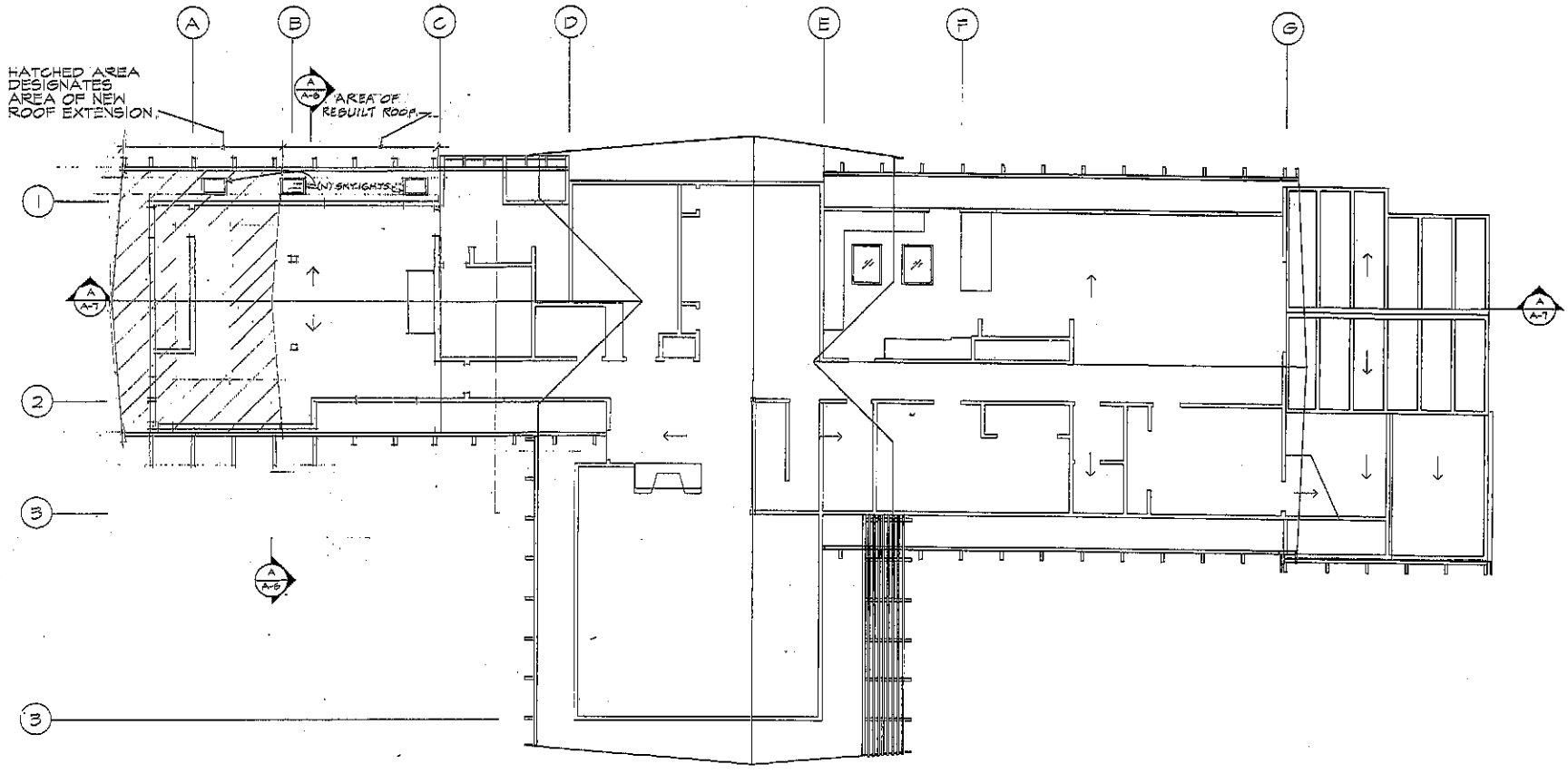
ADDITIONS TO:
THE DURAN RESIDENCE
25 ZAPATA WAY
PORTOLA VALLEY, CALIFORNIA

FIRST FLOOR PLAN
NOTES

JOB NO: 2604 DATE: 12/21/06 DRAWN: RON APPROVED:

SHT. NO:

A-3



NOTE:

1) SHADED AREAS DESIGNATE AREAS OF (N) ROOF STRUCTURE-OVERHANG @ GRID LINES A AND G TO REMAIN AS (E)

2) ENTIRE ROOF TO RECEIVE (N)COMP SHINGLE ROOF COVERING

3) USE BLOCK VENTS TO MATCH (E) IN ADDITION.

ROOF PLAN

5/16" = 1' - 0"

0' 2' 4' 8'

NORTH

ARCHITECT
101 PECORA WAY
PORTOLA VALLEY, CA 94028
PHONE/FAX 650-851-1554
LawrenceSteiner@Comcast.net
LAWRENCE STEINER

REVISIONS

4 MAR 13

ADDITIONS TO:
THE DURAN RESIDENCE
25 ZAPATA WAY
PORTOLA VALLEY, CALIFORNIA

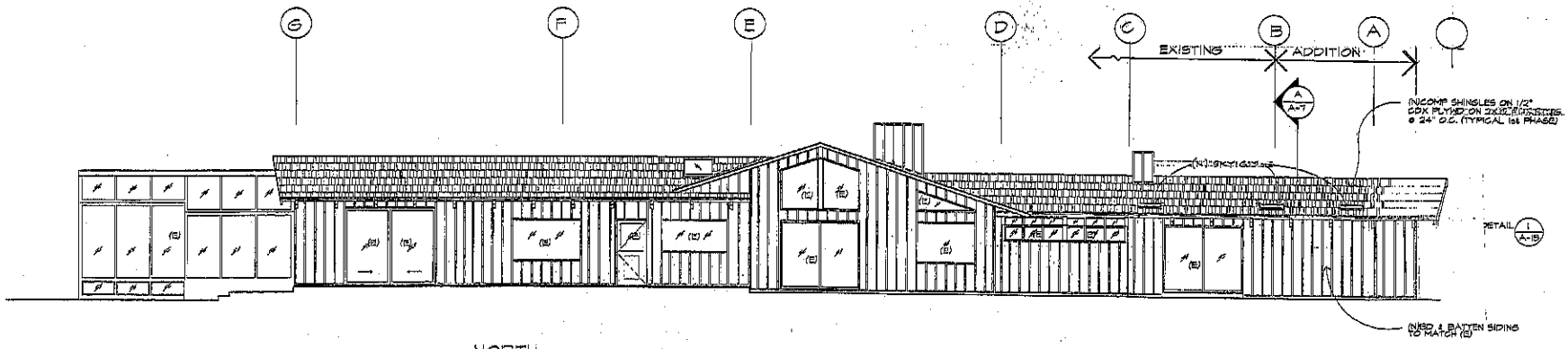
ROOF PLAN

JOB NO: 2504 DATE: 12/27/06 DRAWN: RGN APPROVED:

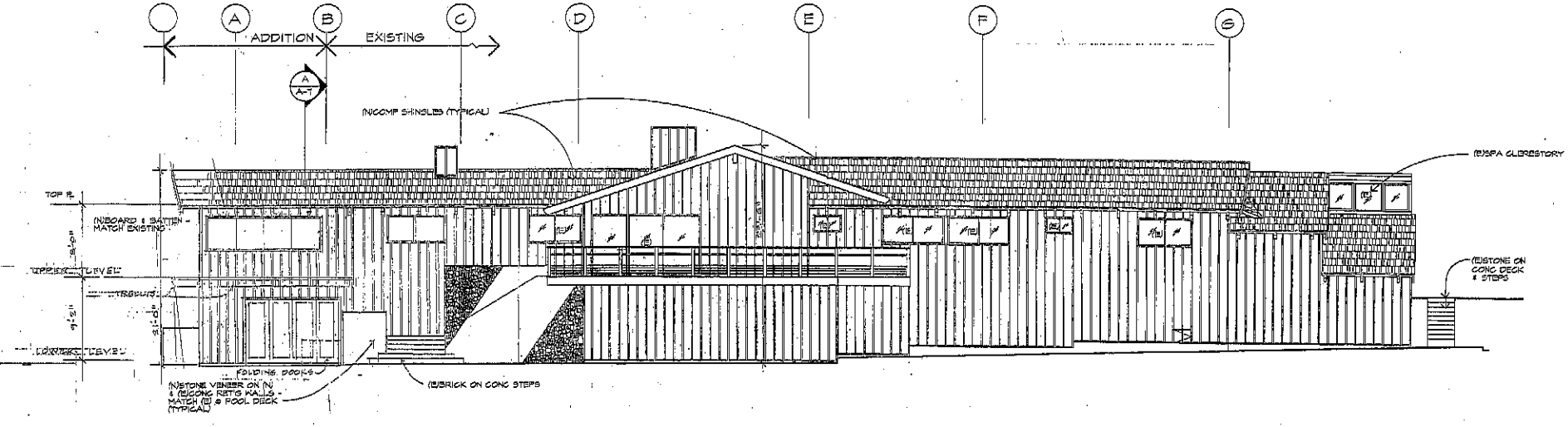
SHT. NO:

A-4

SHT. OF



NORTH



SOUTH

ARCHITECT
1011 RECORD WAY
PORTOLA VALLEY, CA 94028
PHONE/FAX 650-854-6534
LawrenceSteiner@Comcast.net
LAWRENCE STEINER

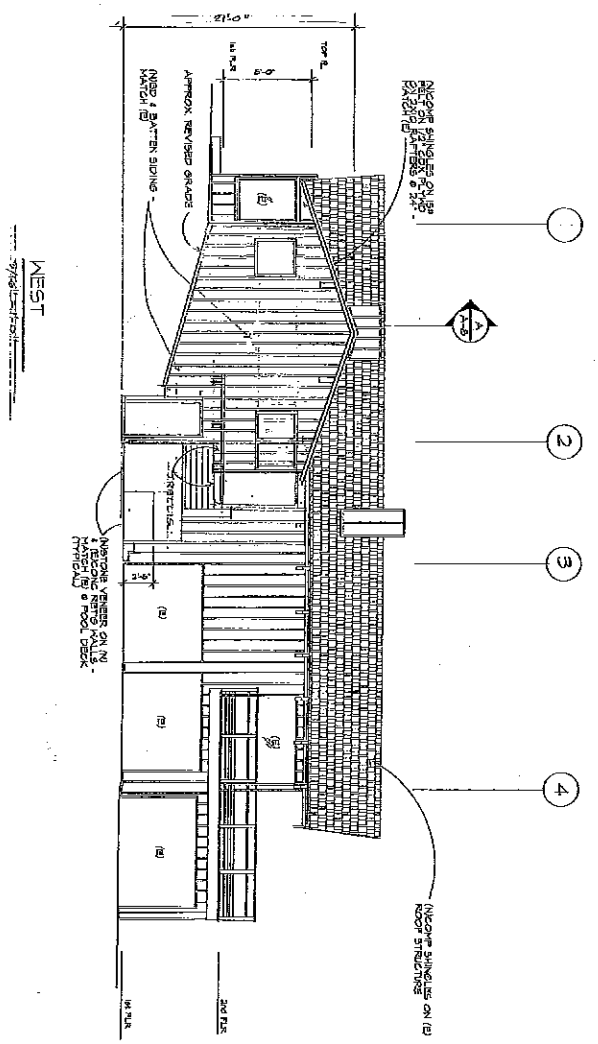
REVISIONS
1 4-YEAR D

ADDITIONS TO:
THE DURAN RESIDENCE
25 ZAPATA WAY
PORTOLA VALLEY, CALIFORNIA

EXTERIOR ELEVATIONS

JOB NO. 2604 DATE: 12/27/06 DRAWN: RON APPROVED:

SHT. NO.
A-5
SHT. OF



ADDITIONS TO:
THE DURAN RESIDENCE
25 ZAPATA WAY
PORTOLA VALLEY, CALIFORNIA

EXTERIOR ELEVATIONS

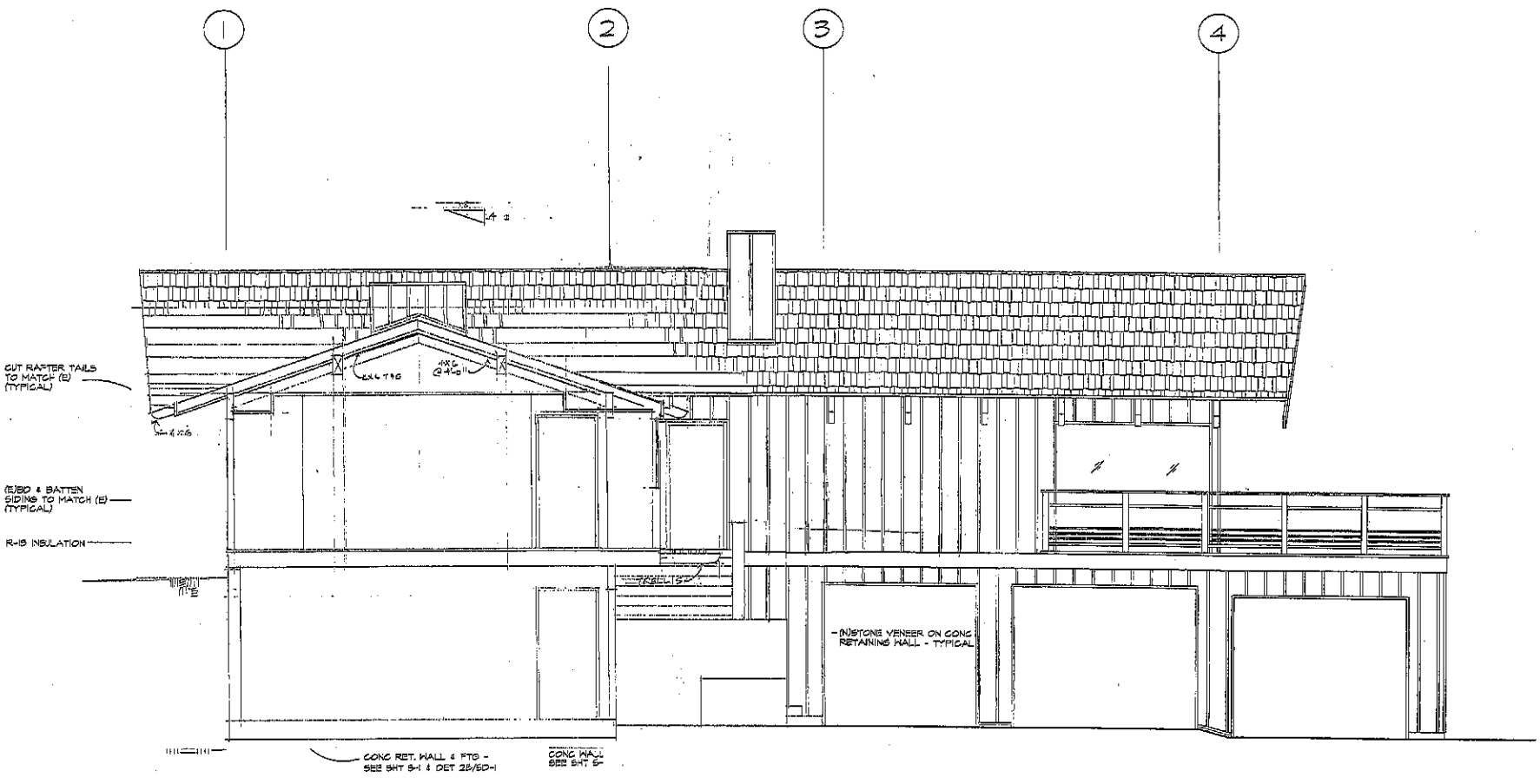
JOB NO: 2609 DATE: 12/27/06 DRAWN: RON APPROVED:

SHT. NO. A-5
SHT. 7 OF

REVISIONS
1
2
3
4
5

ARCHITECT
701 PECORA WAY
PORTOLA VALLEY, CA 94028
PHONE/FAX 650-854-8524
LawrenceSteiner@Comcast.net

LAWRENCE STEINER



A / A-6 BUILDING SECTION

5/8" = 1'-0"

ARCHITECT
LAWRENCE STEINER
101 PESCERA WAY
PORTOLA VALLEY, CA 94028
PHONE/FAX: 650-854-3534
LawrenceSteiner@Comcast.net

REVISIONS

ADDITIONS TO:
THEURAN RESIDENCE
25 ZAPATA WAY
PORTOLA VALLEY, CALIFORNIA

BUILDING SECTION

JOB NO. 2604 DATE: 12/27/06 DRAWN: RON APPROVED:

SHT. NO. A-6

SHT. OF

20ZEES.15

REVIEW FOR CONFORMITY WITH CUP X7D-30, CLASSROOM RENOVATIONS, PRIORY SCHOOL

OVERALL MASTER PLAN

MASTER PLAN ZONES

Ⓐ NEW ROAD - CONSTRUCTION OF THE EXISTING CAMPUS ROAD TO THE EXISTING GAMBITA ROAD CREATING CIRCULATION LOOP. THE EXISTING GUEST HOUSE WILL BE ELIMINATED, AND THE STUDENT PARKING, AND DORMITORY PARKING WILL BE REPLACED.

Ⓑ P.E. STORAGE FACILITY - PARKING LOT - REPLACE EXISTING STORAGE FACILITY WITH NEW 575 SF BUILDING. CREATE NEW MAIN PARKING LOT LOCATED WHERE EXTERIOR BASKETBALL COURT IS NOW LOCATED. UTILIZE ROAD SHOULDER AND RUNNING TRACK AS OVERFLOW PARKING

Ⓒ BASKETBALL / FITNESS CENTER - 7,600 S.F. ADDITION TO THE EXISTING GYMNASIUM. NEW TENNIS COURT. ADDITIONAL PARKING PROVIDED IN FRONT OF THE EXISTING GYM.

Ⓓ NEW PERFORMING ARTS CENTER - 15,000 S.F., SINGLE STORY STRUCTURE LOCATED IN THE EXISTING MAIN PARKING LOT. THIS PHASE INCLUDES THE CREATION OF FOUNDERS SQUARE WHICH WILL BECOME THE CAMPUS ENTRY

Ⓔ CHAPEL & FOUNDERS HALL - 1,800 S.F. ADDITION TO FOUNDERS HALL.

Ⓕ CLASSROOM BUILDING - 8,000 S.F. OF NEW CLASSES AND OFFICES TO REPLACE TEMPORARY BUILDINGS CURRENTLY LOCATED IN BENEDICTINE SQUARE. THIS BUILDING WILL SERVE TO STRUCTURALLY STABILIZE THE BASE OF THE STUDENT CENTER. STUDENT CENTER - DINING - CONVERSION OF LIBRARY INTO STUDENT CENTER. NO ADDITIONAL CONSTRUCTION OR ADDED SQUARE FOOTAGE.

Ⓖ LIBRARY AND TECHNOLOGY CENTER - CONVERSION OF CLASSES INTO LIBRARY, PLUS 3,000 S.F. ADDITION OF LABS AND CLASSROOMS; EXISTING PARKING TO BE PARTIALLY REPLACED.

Ⓗ FACULTY HOUSING - CONSTRUCTION OF ADDITIONAL HOUSING UNITS FOR A MAXIMUM OF 29 LIVING QUARTERS ON SITE. NEW UNITS ARE TO BE -
2 SINGLE STORY DETACHED HOMES- 1,200 SF TO 1,500 SF
1 TWO STORY DETACHED HOME- 1,500 SF
2 TWO STORY ATTACHED HOMES- FROM 1,200 SF TO 1,500 SF

Ⓘ 6 UNIT BUILDING- 2 STORY, UNITS FROM 1,000 SF TO 1,500 SF

REQUIRES DEMOLITION OF 2 EXISTING HOMES; REPLACES AND PROVIDES ADDITIONAL PARKING

Ⓙ MONASTIC CENTER - EXISTING MONASTERY IS TO REMAIN; A NEW GUEST HOUSE WILL BE BUILT TO REPLACE THE DEMOLISHED UNIT; ADDITIONAL PARKING WILL BE PROVIDED.

TREES REMOVED BY ZONE

	6"-12"cal	12"-18"cal	>18"cal
A	1	1	1
B.	0	0	0
C.	1	6	6
D.	11	12	2
E.	7	10	2
F.	15	15	6
G.	0	1	0
H & I	5	3	1
J.	0	0	0
Total	40	48	18

KEY

- NEW STRUCTURES
- REMODELED STRUCTURES
- EXISTING STRUCTURES
- EXISTING PAVED ROADS TO REMAIN
- NEW PAVED ROADS
- PEDESTRIAN WALKS, PLAZAS (SURFACED IN PAVERS)
- UNPAVED PATHS
- BUILDINGS TO BE REMOVED

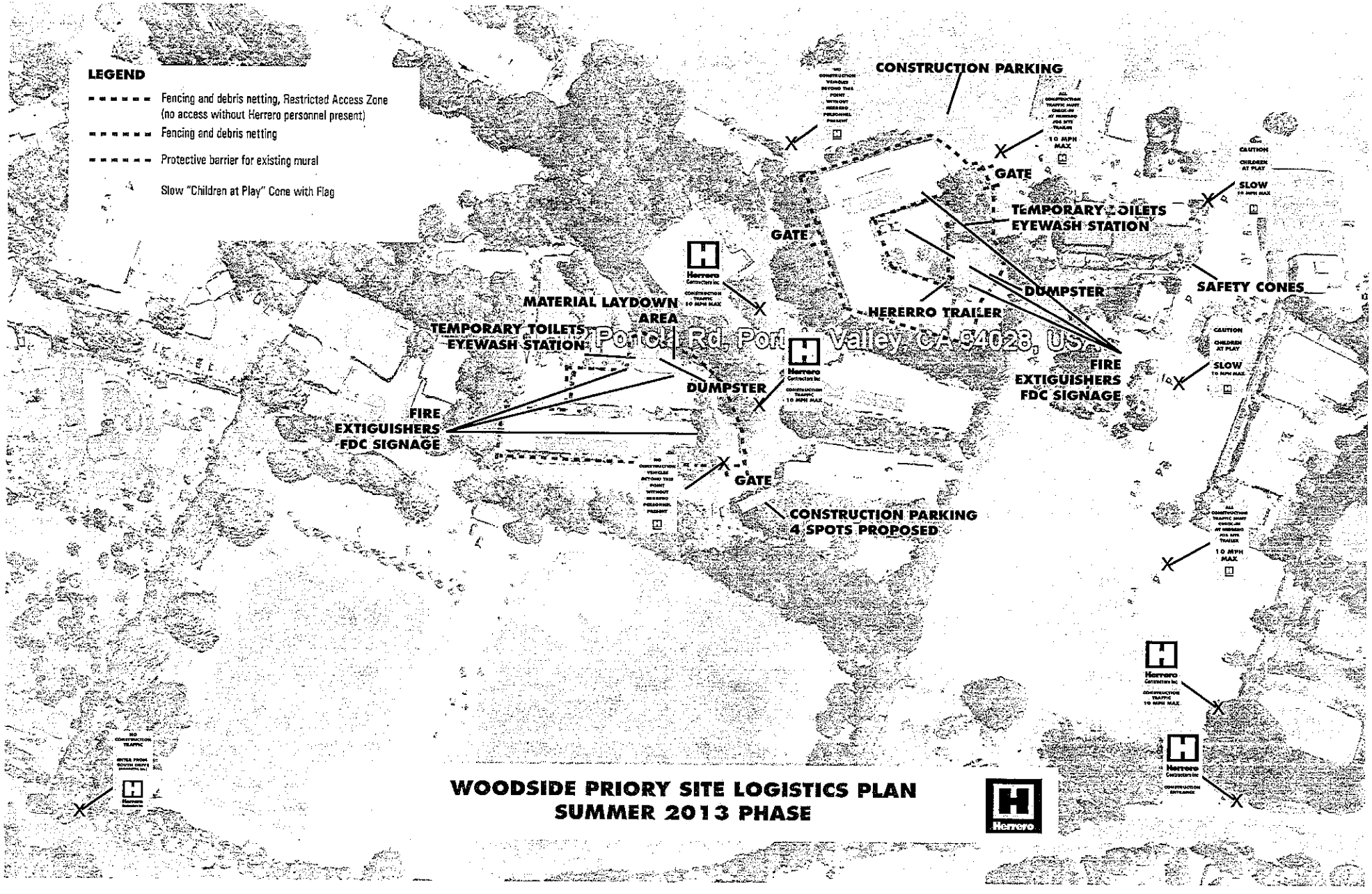
(E) DENOTES EXISTING (N) DENOTES NEW DENOTES FIRE HYDRANT

WOODSIDE PRIORY
PROPOSED MASTER PLAN

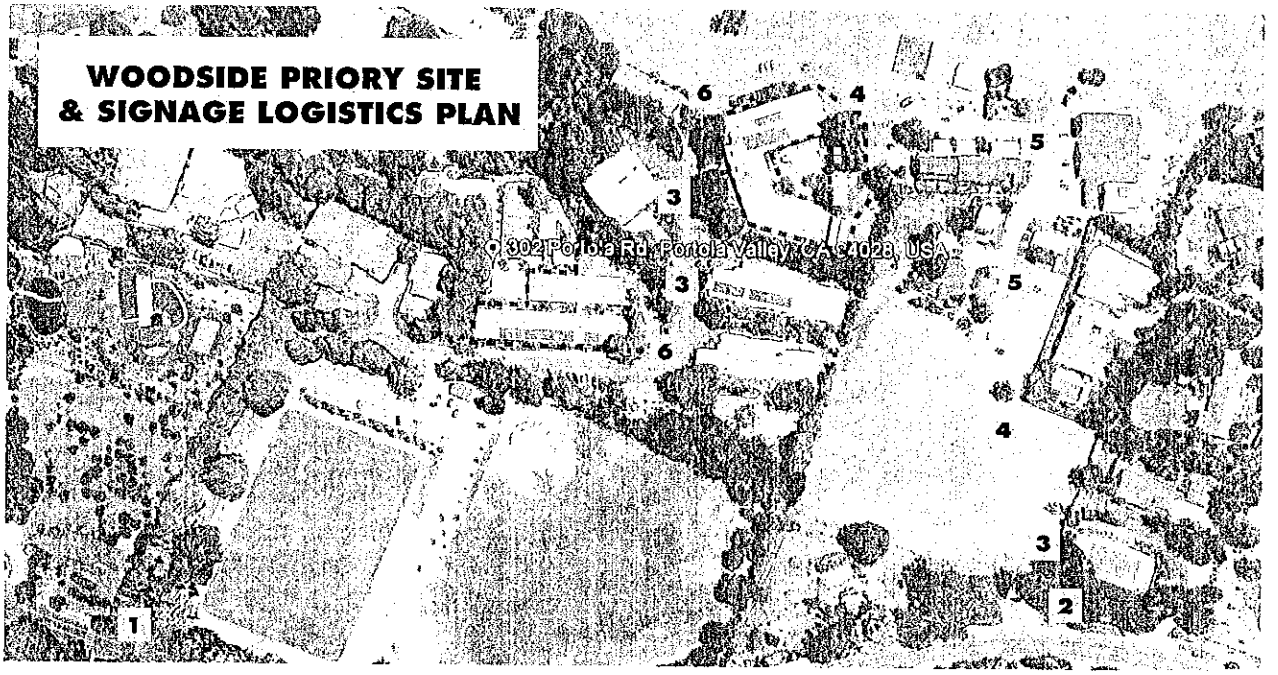
		Existing to remain	Existing to be removed	New	Total
Building Floor Area:					
	Scholastic	66,738 SF	7,250	27,500	93,750 SF
	Athletic	19,615	660	7,225	25,990 SF
	Residential	33,403	2,667	16,100	51,491 SF
	Total	119,156	10,577	52,675	193,231 SF
Parking:	Zone A: Covered				
	Uncovered	0	0	14	14
	Zone B: Covered				
	Uncovered	0	0	53	
	Overflow	110	0	0	163
	Zone C: Covered	0	0	0	
	Uncovered	6	0	25	31
	Zone D: Covered				
	Uncovered	4	51	9	4
	Zone E: Covered				
	Uncovered	0	0	0	0
	Zone F: Covered				
	Uncovered	5	0	0	5
	Zone G: Covered				
	Uncovered	5	5	16	21
	Zone H: Covered	0	0	7	
	Uncovered	4	0	9	22
	Zone I: Covered	7	0	6	
	Uncovered	13	3	9	35
	Zone J: Covered				
	Uncovered	18	0	11	29
	Total	179	62	146	335
Impervious Surface	Roof	114,441 sf		38,557 sf	152,998 sf
	Road	130,720 SF		52,280 sf	183,000 sf
	Walks	97,200 SF		27,743 sf	124,943 sf
	Total Impervious				460,941 sf

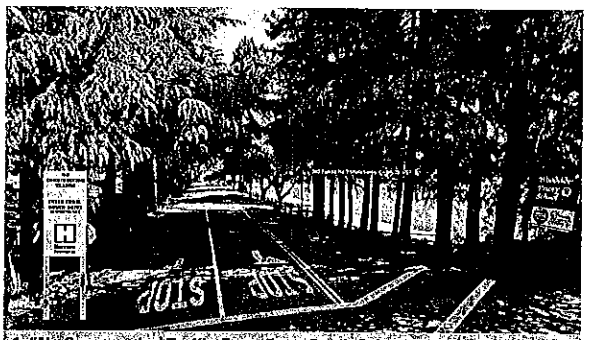
8/19/04

1"=174'


LEGEND
Fencing and debris netting, Restricted Access Zone (no access without Herrero personnel present)
Fencing and debris netting
Protective barrier for existing mural
Slow "Children at Play" Cone with Flag
CONSTRUCTION PARKING
GATE
TEMPORARY TOILETS
EYEWASH STATION
SLOW
GATE
DUMPSTER
SAFETY CONES
MATERIAL LAYDOWN AREA
HERERRO TRAILER
TEMPORARY TOILETS
EYEWASH STATION
Portola Rd, Portola Valley, CA 94028, USA
DUMPSTER
FIRE EXTIGUISHERS FDC SIGNAGE
SLOW
FIRE EXTIGUISHERS FDC SIGNAGE
GATE
CONSTRUCTION PARKING
4 SPOTS PROPOSED
10 MPH MAX
WOODSIDE PRIORY SITE LOGISTICS PLAN
SUMMER 2013 PHASE
Herrero

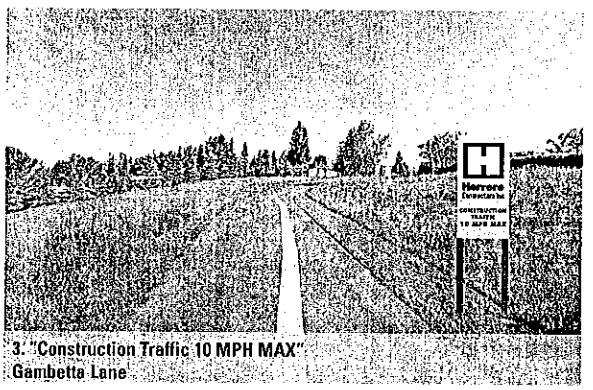
WOODSIDE PRIORY SITE & SIGNAGE LOGISTICS PLAN



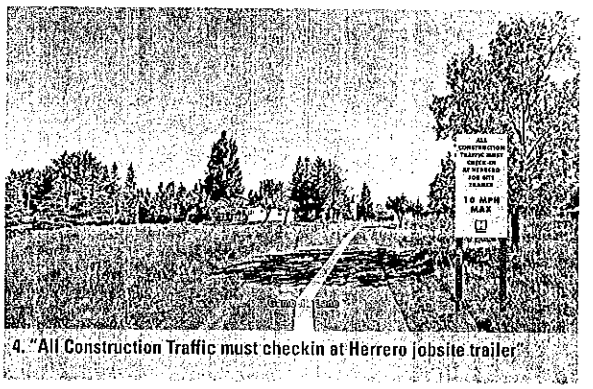


1. "No Construction Traffic Enter From South Drive" Portola Road, Shool Main Entrance

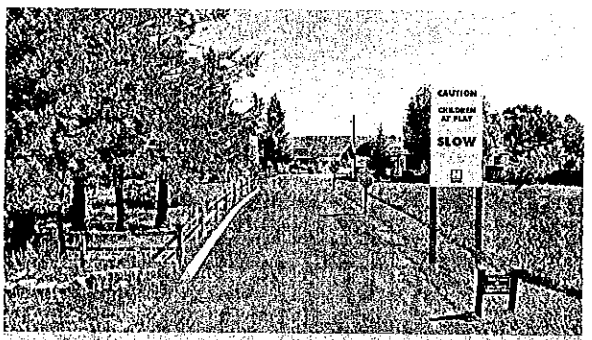
2. "Construction Entrance" Portola Road at Gambetta Lane



3. "Construction Traffic 10 MPH MAX" Gambetta Lane



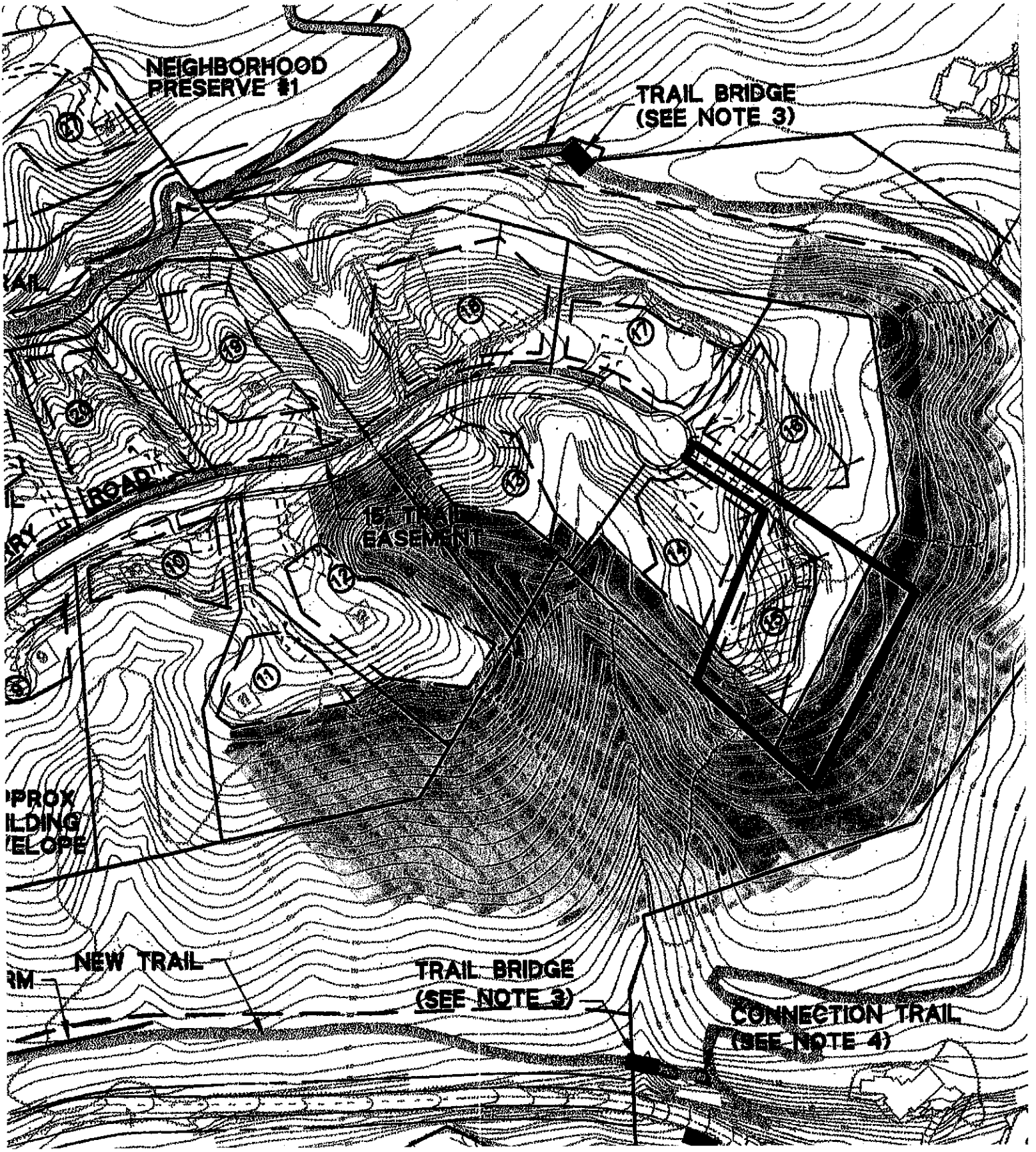
4. "All Construction Traffic must checkin at Herrero jobsite trailer"



5. "Caution Children at Play SLOW" Gambetta Lane

6. "No Construction Vehicles Beyond This Point Without Herrero Personnel Present"

SITE RESTORATION AND REMEDIATION PLANS, 18 REDBERRY RIDGE, DOUGLASS



Vicinity Map
Scale: 1" = 200 feet

Restoration and Remediation Plans – Douglass
18 Redberry Ridge, Town of Portola Valley
March 2013

ARBOR RESOURCES
professional consulting arborists and tree care

March 8, 2013 via: email

Howard Young
Public Works Director
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

RE: TREE APPRAISAL AND PRUNING - PEER REVIEW
18 Redberry Ridge, Portola Valley

Dear Mr. Young:

On behalf of the Town of Portola Valley, you have retained me to perform the following services regarding the recent removal and pruning of trees at the above-referenced site:

- Visit the site with you and Mr. Kielty on March 4, 2013 for the purpose of performing a cursory assessment of the condition of remaining trees, trees recently pruned, and the amount and diameters of visible stumps.
- Review the report (dated 3/4/13) and a "Tree Survey" table (not dated) by Mr. Kevin Kielty, and determine whether his monetary appraisal of the loss in value of trees removed is reasonable and in accordance with professional industry standards.
- Provide an opinion regarding pruning work performed.
- Provide this letter that summarizes my review and opinions.

TREE APPRAISAL

Based on my document review and site assessment, I conclude that the appraised values for the removal of "significant trees" is reasonably accurate, and factors employed in the calculations are appropriate. I also find that the method used adheres with professional industry standards. The combined value established by Mr. Kielty for the 14 "significant trees" totals $47,065 (the 14 include #15, 25-27, 29-34, 36 and 38-40).

p.o. box 25295, san mateo, california 94402 ▪ email: arborresources@comcast.net
phone: 650.654.3351 ▪ fax: 650.240.0777 ▪ licensed contractor #796763

ARBOR RESOURCES
professional consulting arborists and tree care

I also observed an additional stump of a significant tree not identified in Mr. Kielty's report, and suggest that it be assigned #42. It is a black oak located near the northwest corner of the property, and I estimate its appraised trunk diameter was 12 inches. Applying this and other information consistent with Mr. Kielty's work, I identify an appraised value of $2,800. This can be added to the total amount for the other 14 trees, establishing the total tree loss at $49,865.

It is also reasonable to add the cost for restoring the hillside to its pre-casualty condition, such as installing erosion controls; replanting with native ground cover, shrubs and trees; installing irrigation; and monitoring the establishment and success of replants up to five years from installation.

PRUNING WORK

I found that pruning performed on remaining trees was excessive, and appears to be in excess or conflict (e.g. "topping" of bays) to industry standards; however, the extent is not significant, and I conclude that their overall condition has not been adversely harmed.

Regarding pest control, I support Mr. Kielty's recommendation to potentially help improve the vigor and longevity of remaining trees.

This concludes my letter, and please do not hesitate to contact me with any questions or if I can provide further assistance.

Sincerely,

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist #WE-4001B

p.o. box 25295, san mateo, california 94402 ▪ email: arborresources@comcast.net
phone: 650.654.3351 ▪ fax: 650.240.0777 ▪ licensed contractor #796763

Kielty Arborist Services

P.O. Box 6187
San Mateo, CA 94403
650-525-1464

March 4, 2013

Square 3 Design Studios
Attn: Mr. Tom Carrubba
900 High Street
Palo Alto, CA 94301

Site: Lot at 18 Redberry, Portola Valley, CA

Dear Mr. Carrubba,

At your request on Saturday, March 2, 2013, I visited the above site to inspect and comment on the significant trees that may be affected by the recent trimming and clearing. The trees were trimmed for fires safety as well as for esthetic and health reasons. The lot was cleared for fire protection and several trees were removed. The towns interest in the work that was carried out has prompted this visit.

Method:
Data from the report of August 18, 2012 was used in this report. The lot was inspected from the ground. The trees were located on a map provided by you. Each tree was assigned an identification number; this number was inscribed on a metal tag and nailed to the tree at eye level. Stumps were marked with an irrigation flag, red for a previously dead stump and green for a living stump.. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). A condition rating of 1 – 100 was assigned to each tree representing form and vitality using the following scale:

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

The height of each tree was estimated and the spread was paced off. The location of each tree was described. Observations for each tree will be included. An estimated value of the heritage trees that were removed is provided.

Observations:
Trimming:

Trees #1, #2 and #3 thinned and fringes raised.

- Tree #1 coast live oak had its fringe raised to 15 feet and was thinned by 25-30 percent. One 6 inch cut was made and the tree was lightened with end weight reduction.
- Tree #2 coast live oak had its fringe raised to 15 feet and the entire tree was lightened. Approximately 25 percent of foliage was removed throughout the canopy.
- Tree #3 coast live oak had its fringe raised to 10 feet using 1-6 inch and 1-3 inch cut.

Trees #4 and #5 thinned and fringe raised.

- Tree #4 coast live oak had its fringe raised to 20 feet and the entire tree was lightened.
- Tree #5 coast live oak had its fringe raised to 20 feet and the entire tree was lightened. A dead leader on the ground was removed.

Black oaks #6 and #7

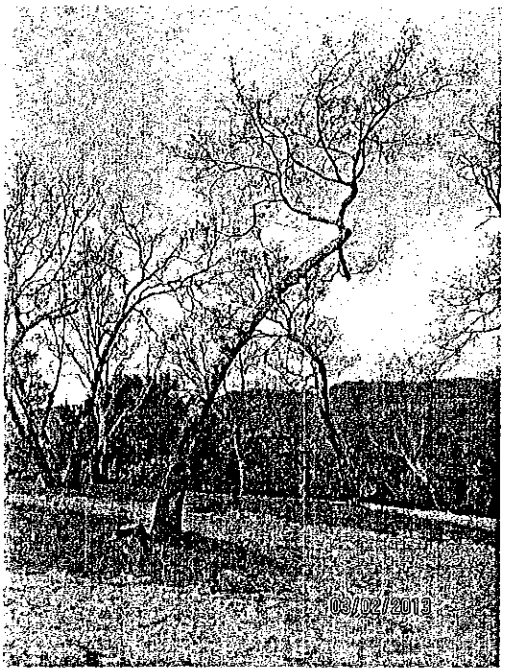
- Tree #6 black oak had its fringe raised to 20 feet using 1-6 inch and 1-2 inch cut.
- Tree #7 black oak had its fringe raised to 20 feet and inner foliage removed.

- Tree #8 coast live oak had its fringe raised to 15 feet using 1-6 inch cut. The inner foliage was removed.

- Tree #9 black oak had its fringe raised to 25 feet with 1-4 inch cut. The three was lightened and is in an upright form.

- Tree #10 Black oak had the fringe raised to 25 feet using 1-4 inch cut and 2-2 inch cuts. The tree has an upright form.
- Tree #11 valley oak has had its fringe raised to 20 feet using 1-4 inch cut at 8 feet. No work was carried out on the top of the tree.
- Tree #12 black oak has had its fringe raised to 25 feet and the canopy was lightened. Decayed 7 inch, decayed 5 inch and a decayed 4 inch limbs were removed.

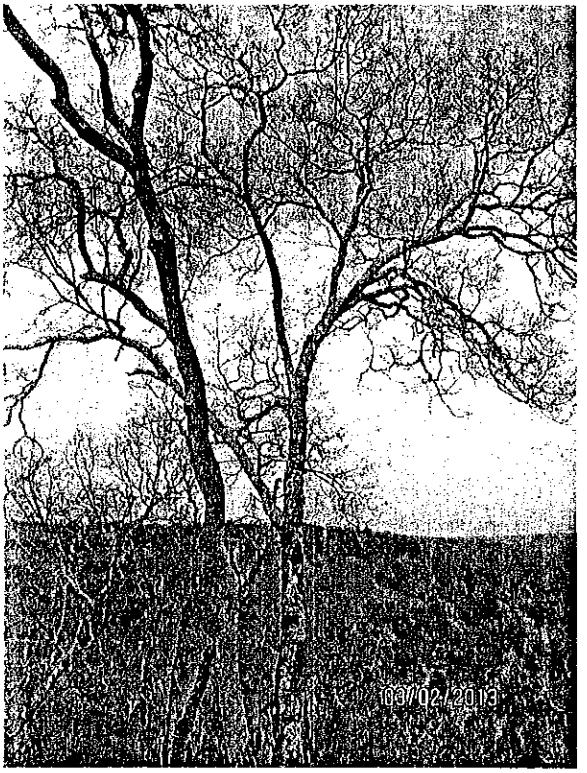
Trees #11 and #12 black oaks with poor form



- Tree #13 black oak had its fringe raised to 20 feet using 1-6 inch and 1-4 inch cut.

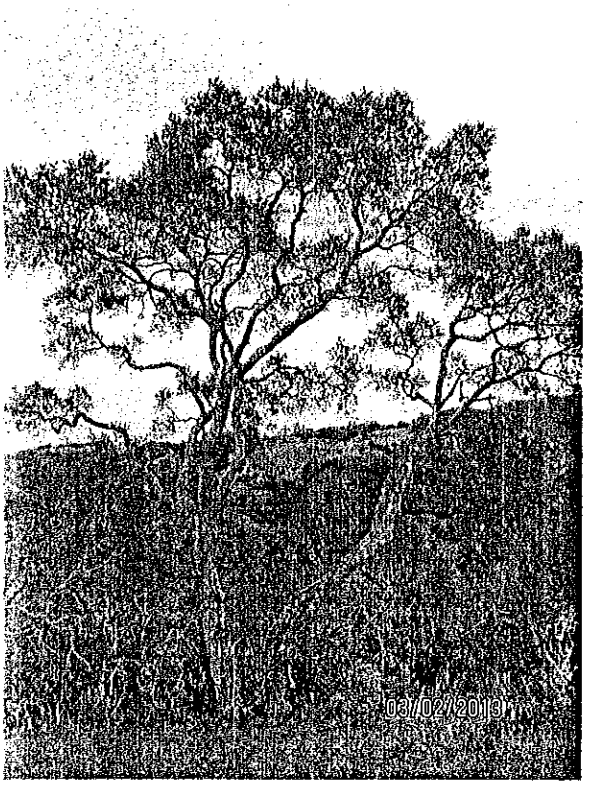
- Tree #14 Black oak had its fringe raised to 20 feet, the entire tree was lightened and a severely decayed 14 inch trunk was removed.
- Tree #15 black oak was removed.
- Tree #16 blue oak had its fringe raised to 30 feet 1-6 inch and 2 4 inch cuts were made.
- Tree #17 black oak was thinned by 20 percent with its inner foliage removed.
- Tree #18 Blue oak had its fringe raised 25 feet with an 8 inch leader removed at 3 feet.

Tree #18 with decayed trunk removed.



- Tree #19 blue oak had its fringe raised to 30 feet with 1-7 inch leader removed at 12 feet.
- Tree #20 black oak had its southern leader lightened using 2-4 inch cuts.
- Tree #21 blue oak had its fringe raised to 20 feet using 2-2 inch cuts and 1-2 inch cuts.

Trees #19 and #20 with fringes raise. Some limb removal was carried out.



- Tree #22 blue oak had its fringe raised to 15 feet using 1-3 inch cut and 1-2 inch cut.
- Tree #23 blue oak had its fringe raised to 20 feet with the inner foliage removed.
- Tree # 24 coast live oak had its fringe raised to 25 feet using 1-8 inch cut and 1-6 inch cut.
- Trees #25-41 were removed.

Tree #24 raise and inside foliage removed.

Discussion:

Fire Safety

The county fire district recommends that the fringe of trees in a fire prone area be raised by a minimum of 10 feet. The raising of the fringe helps to reduce the chances of a ground fire spreading into the canopy of trees (fire ladder). Once the fire is burning in the canopy embers from the trees can blow a greater distance than embers from a ground fire.

It is also recommended by the county fire that the understory planting and downed trees be removed from the site. The grass should be cut and all debris including firewood should be removed from the site.

Prior to the start of the tree pruning and lot cleanup this site was ideal for a brush/forest fire. Several piles of fire wood were on the site as well as the wood rat nests scattered throughout the property. Understory plants such as Manzanita, deer brush and goose berry was removed. The site was covered with poison oak. Several dead stumps were remove as a part of the lot cleanup. The site is currently much more fire safe and defendable than prior to the lot cleanup and the trimming of the trees.

Pruning practices;

The trimming of the trees was on the heavy side. ANSI standards and Best Management Practices recommend no more than 25 percent of the foliage of a tree be removed in on growing season. The trees on this site for the most part have poor form requiring a heavier than normal trimming to help prevent limb breakage or leaders splitting from poor crotch formations. The raising of the fringes as recommended also added to the higher than normal amount of foliage removed. Though the thinning of trees can reduce the trees vigor the trimming on site will not have much adverse affect on the trees long term health. The canopy of the trees though thinner will provide adequate coverage and sun scalding should not be a factor.

Erosion control:

Measures have been taken which include the installation of straw wattles and loose straw to help prevent surface erosion. The installed measures should suffice for this calendar year until measures designed by the landscape architect and forest restoration expert can be implemented.

Forrest restoration:

An expert in forest restoration has been hired to help restore the forest to a state better than the existing surrounding woodland. The installation of native trees and shrubs will be used and irrigation should be provided for a minimum of 3 years. The newly planted material should be monitored until the trees and shrubs are well established.

Tree removal:

Fourteen trees that are heritage sized in Portola Valley were removed without a permit. Four trees removed were not of heritage size, thus not protected. An appraised value of all of the removed heritage trees was carried out using the trunk formula method the most widely accepted

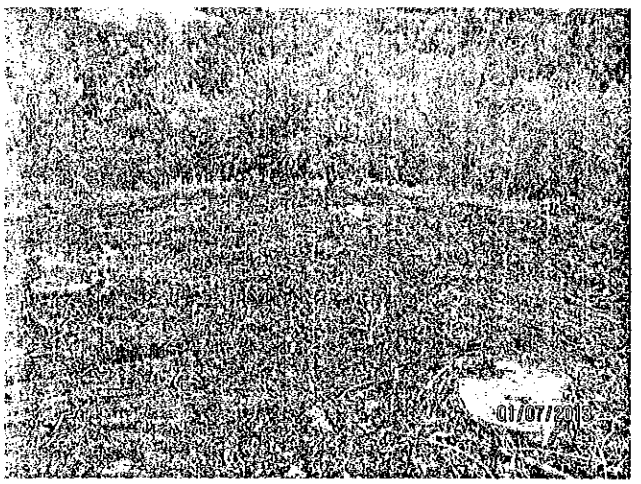
method. The tree trunk diameters were measured at their cut height and the trunk taper was estimated. The small trees on each side of the gully and the entrance road were not included as their trunk size was well below the threshold of a heritage tree.

Pest control:
In my opinion the loss of foliage due to caterpillar damage can be as harmful to a tree as heavy trimming. The infestation of the oak moth caterpillar in late summer had defoliated all of the blue oaks and all of the black oaks. The annual loss of foliage during the height of the trees growing season con result in a less than healthy tree. With the trimming impacts and the natural defoliation of the trees the trees have been stressed. Spray the oaks on the property with BT a biological control that only kills caterpillars. This spray should be carried out in early April and if there are signs of a second brood in August.

Summary:
The trees on this site are all of a native species. The trees consist of four species of oaks. The site has had some past maintenance and recent maintenance. The trees range from poor to fair with no excellent trees. Many of the trees have poor form which is common for oaks growing in a grove or a forested area. Several of the trees have been trimmed for fire prevention and to help improve the trees form. Trees which are dead or that are a hazard and trimming cannot make safe have been removed.

Trees that are in fair to good condition that are not a hazard will be retained. The following tree protection plan will help insure the future health of these trees.

The trees have begun to leaf out and will dramatically improve the screen for the surrounding properties. The native wildflowers are flourishing with the improve light to the forest floor and the debris removed from the ground. The site is much improved form a fire safe prospective and erosion control is in place. Re-forestation plans are currently being drawn.



Northeast hillside where trees were removed.

Observations, Monday January 7, 2013:
A large number of trees were removed on the northeastern slope well below the proposed construction site. The trees were removed as an apparent communication error between the contractor and the crew. The removal resulted in a loss of several species of trees. The stumps of the trees remain with the roots being still alive and providing erosion control. The species of trees that were removed all should re-sprout from the stumps providing continued erosion control.

Recommendations:
The following recommendations will help to mitigate the removal of the trees. If the following recommendations are carried out I believe the replacement trees will eventually outperform the pre-existing trees. My recommendations are as follows:

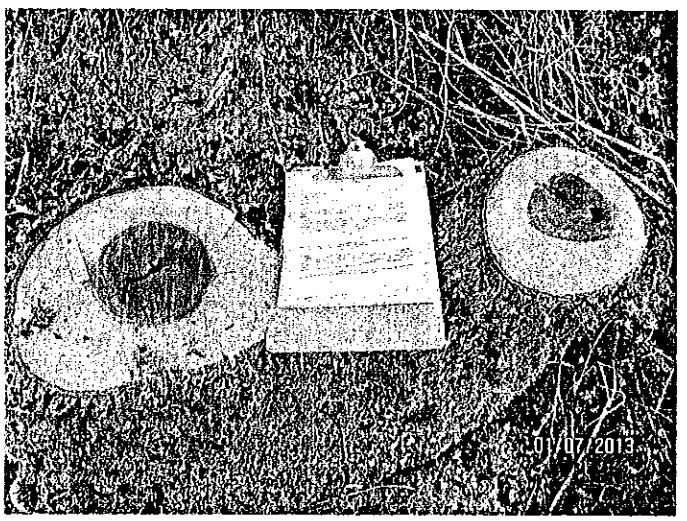
- Re-cut stumps to near ground level. Let stumps re-sprout and existing roots provide erosion control.
- Replace tree that were removed with native oaks and other native chaparral type plantings.
- Provide erosion control including, straw wattles strategically placed. Top dress disturbed areas with loose straw.
- Re-inspect the site for a period of 5 years to document re-forestation progress.

The above mitigation measures will provide erosion control for the short term and will allow the existing forest to flourish despite the intrusion. Temporary irrigation will be required for the new plantings and should be of a low volume type.

Tree Protection Plan:
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for protection zones should be 4 foot tall orange plastic supported by metal poles or stakes pounded into the ground. The location for protective fencing should be as close to the dripline as possible still allowing room for construction to safely continue. No equipment or materials should be stored or cleaned inside protection zones.

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.



Two trunked valley oak removed on hillside.

Normal irrigation should be maintained throughout the entire length of the project. The native oaks on site should need no additional irrigation unless root zone is traumatized or rainfall totals continue to be low. Irrigation should consist of surface flooding, with enough water to wet the entire root zone. If the root zone is traumatized this type of irrigation should be carried out two times per month during the warm dry season.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

Kielty Arborist Services

P.O. Box 6187
San Mateo, CA 94403
650-525-1464

August 8, 2012
Revised January 10, 2013

Square 3 Design Studios
Attn: Mr. Tom Carrubba
900 High Street
Palo Alto, CA 94301

Site: Lot at 18 Redberry, Portola Valley, CA

Dear Mr. Carrubba,

At your request on Friday, June 8, 2012 and again on Monday, January 7, 2013, I visited the above site to inspect and comment on the significant trees that may be affected by the proposed construction. A new home is planned for this site and as required a survey of the significant trees and tree protection plan will be included.

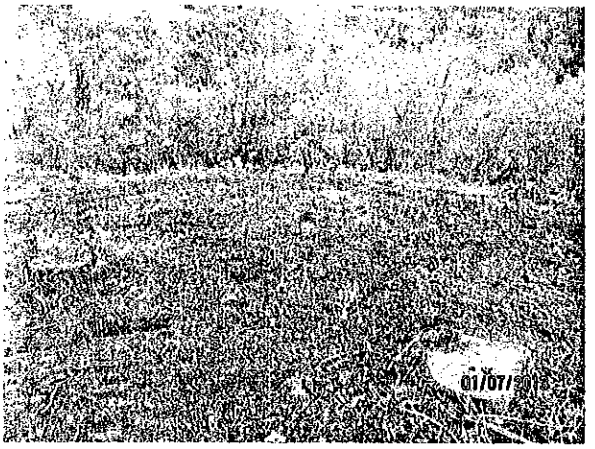
Method:
The lot was inspected from the ground. The trees were located on a map provided by you. Each tree was assigned an identification number; this number was inscribed on a metal foil tag and nailed to the tree at eye level. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). A condition rating of 1 – 100 was assigned to each tree representing form and vitality using the following scale:

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

The height of each tree was estimated and the spread was paced off. The location of each tree was described. Observations for each tree will be included.

Summary:
The trees on this site are all of a native species. The trees consist of four species of oaks. The site has had some past maintenance with no recent maintenance. The trees range from poor to fair with no excellent trees. Many of the trees have poor form which is common for oaks growing in a grove or a forested area. As the property is developed several of the trees will be trimmed for fire prevention and to help improve the trees form. Trees which are dead or that are a hazard and trimming cannot make safe may be removed.

Trees that are in fair to good condition that are not a hazard will be retained. The following tree protection plan will help insure the future health of these trees.



Northeast hillside where trees were removed.

Observations, Monday January 7, 2013:
A large number of trees were removed on the northeastern slope well below the proposed construction site. The trees were removed as an apparent communication error between the contractor and the crew. The removal resulted in a loss of several species of trees. The stumps of the trees remain with the roots being still alive and providing erosion control. The species of trees that were removed all should re-sprout from the stumps providing continued erosion control.

Recommendations:
The following recommendations will help to mitigate the removal of the trees. If the following recommendations are carried out I believe the replacement trees will eventually outperform the pre-existing trees. My recommendations are as follows:

- Re-cut stumps to near ground level. Let stumps re-sprout and existing roots provide erosion control.
- Replace tree that were removed with native oaks and other native chaparral type plantings.
- Provide erosion control including, straw wattles strategically placed. Top dress disturbed areas with loose straw.
- Re-inspect the site for a period of 5 years to document re-forestation progress.

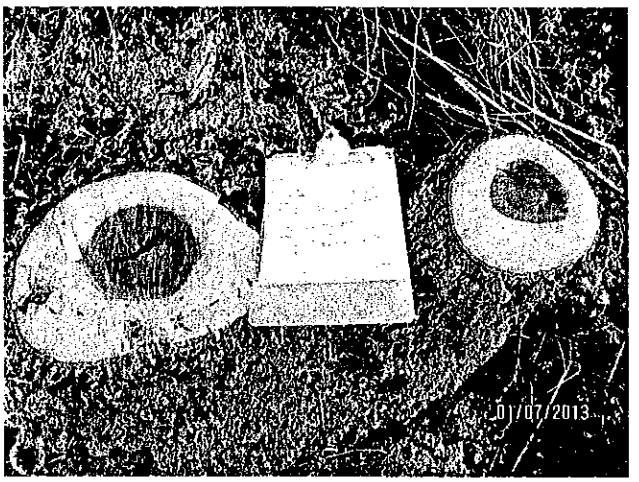
stump grinding

The above mitigation measures will provide erosion control for the short term and will allow the existing forest to flourish despite the intrusion. Temporary irrigation will be required for the new plantings and should be of a low volume type.

Tree Protection Plan:
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for protection zones should be 4 foot tall orange plastic supported by metal poles or stakes pounded into the ground. The location for protective fencing should be as close to the dripline as possible still allowing room for construction to safely continue. No equipment or materials should be stored or cleaned inside protection zones.

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.



Two trunked valley oak removed on hillside.

Normal irrigation should be maintained throughout the entire length of the project. The native oaks on site should need no additional irrigation unless root zone is traumatized. Irrigation should consist of surface flooding, with enough water to wet the entire root zone. If the root zone is traumatized this type of irrigation should be carried out two times per month during the warm dry season.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

TOWN of PORTOLA VALLEY

Town Hall: 765 Portola Road, Portola Valley, CA 94028 Tel: (650) 851-1700 Fax: (650) 851-4677

NOTICE OF CODE VIOLATION

March 6, 2013

Certified Mail Receipt #70041160000032438096
Return Receipt Requested

Mr. David L. Douglass
7 Coalmine View
Portola Valley, CA 94028

Re: **Notice of Code Violation at 18 Redberry Ridge, Portola Valley**
Unauthorized Removal of Trees and Vegetation

Dear Mr. Douglass,

This notice is to formally advise you that the Town of Portola Valley (Town) has determined that your actions in or about late December 2012 or early January 2013 to remove at least 15 significant trees and other vegetation on your property located at 18 Redberry Ridge, a portion of which is covered by an open space easement, were done without the benefit of the required site development permit. Therefore, your actions violate the significant tree provisions of the site development chapter of the Municipal Code, specifically Section 15.12.070.A.6.

In particular, in early January 2013, it was reported to Town Planner Tom Vlasic that trees and other vegetation had been cleared or were in the process of being removed from your property. Site inspections in early January by Mr. Vlasic and Public Works Director Howard Young confirmed that at least 18 trees had been cut. Based on the data provided by your consultant, Kielty Arborist Services, in the revised report dated January 10, 2013, of the removed trees, 15 are considered significant under the provisions of Municipal Code Section 15.12.060(28a).

A site restoration and remediation plan must be submitted, reviewed and approved by the Town's Architectural and Site Control Commission (ASCC). In addition, you must provide and maintain erosion control measures at the site to the satisfaction of the Town's Public Works Director. Although you have been working with the Town in regard to these plans for corrective action, the Town believes that to address the Municipal Code violation the Town must comply with the Code Compliance Chapter of its Municipal Code. Accordingly, this Notice of Violation is being issued in accordance with Municipal Code Chapter 1.12 for the above described Municipal Code violations.

If for any reason, you believe this Notice of Violation is incorrect, you may request a meeting with the Town Manager within 20 days after the date of the mailing of this Notice of Violation to present evidence that a violation does not exist. Your request must be in writing and must be submitted to Town Hall to the Town Clerk. A meeting will then be scheduled within five working days of the request.

In the event that a meeting is not requested and the violation has not been corrected, or in the event that after consideration of the evidence presented, the Town Manager determines that a violation in fact exists, the Town Manager will issue a Notice of Intent to Record and subsequently shall record a Notice of Code Violation against your property with the San Mateo County Recorder's Office.

While the Notice of Code Violation is recorded against your property, the Town shall withhold permits for any alteration, repair, or construction on your property, or any permits pertaining to the use and development of the your property or any structure on your property until a Notice of Release of Code Violation has been issued by the Town Manager. Only permits necessary to obtain a Notice of Release of Code Violation or which are necessary to correct serious health and safety violations may be issued. In addition, Chapter 1.12 regarding Municipal Code violations provides that you must cover all Town fees and costs, including staff and consultant time, associated with the Municipal Code violation and related corrective action. Requests for deposits and fees made by Town staff to you must be satisfied within five (5) working days of the request.

You may appeal the Town Manager's decision regarding the Notice of Code Violation in writing to the Town Council no later than 15 days after the date of the mailing of the Notice of Intent to Record the Notice of Code Violation. There is a fee for the appeal, which must be paid at the time the appeal is filed. Any such appeal will be heard within 45 days from the date of the appeal.

If the violation is corrected after the recordation of the Notice of Code Violation, the Town will issue a Release of Notice of Code Violation only if all necessary permits have been issued and finalized, if all applicable civil penalties have been paid, and if all applicable administrative code compliance fees have been paid. Once the Release of Notice of Code Violation is recorded, you and the Town may proceed with permits pertaining to the use and development of your property.

In addition, to the above described administrative remedies under Chapter 1.12 of the Town's Municipal Code there are potential criminal and civil actions that the Town Council could direct be filed for your violation of Town laws and

unpermitted removal of significant trees on your property and, specifically, in the open space easement held by the Town over a portion of your property.

The Town appreciates your cooperation relative to the necessary corrective actions. Nevertheless, Town staff and Town officials are extremely distressed and offended by the scope of unauthorized clearing, especially considering the lost value of the open space easement conditions, and will continue to consider all penalty actions that are available.

If you have questions, please contact me at Town hall at (650) 851-1700, extension 212, or by email at spadovan@portolavalley.net.

Sincerely,

Steve Padovan
Interim Planning Manager

c: File
Town Council
Town Manager
Town Attorney
Town Planner

February 12, 2013

Members of the ASCC

Dear Commissioners,

Since I will be out of the country until March 7th, I am writing now so that my comments will be on the record if the ASCC meets to discuss remediation and landscape plans for 18 Redberry Ridge.

My and the Town's issue is how to remediate the damage from removal of twenty trees and extensive removal of understory roots, stumps and plants. On this lot, the forest community and wildlife habitat have been destroyed. That this was done in violation of town policy and procedures and that illegally removed vegetation in the Blue Oaks Open Space easement are significant issues for our community. I look to the town to respond to these violations and to determine the appropriate remediation. I look to the town to use whatever resources they have to determine sufficient restoration design and measures.

With respect to visual screening between the future home on 18 Redberry and homes in Portola Valley Ranch, including ours, I don't have enough information to evaluate the landscape plan that Stefan showed us. We will need to see story poles, know the height and breadth of replacement trees, tree height markers, and other line of sight representations in order to understand whether or not sufficient screening will result.

Sincerely,
Linda Elkind
14 Hawk View
PortolaValley

Tom Vlasic <vlasic@spangleassociates.com> March 15, 2013 10:09 AM
To: Kim Yeo <kim@thuilot.com>
Cc: Stefan Thuilot <stefan@thuilot.com>, Carmen Erasmus <carmen@thuilot.com>, "pvlily@aol.com Breen" <pvlily@aol.com>, Howard Young <hyoung@portolavalley.net>, Nick Pegueros <NPegueros@portolavalley.net>
Re: 18 Redberry Ridge Restoration

Hi Kim (and Stefan),

Howard Young, public works director, Danna Breen ASCC and I have reviewed the draft documents and offer the comments provided below. These are to assist you in finalizing the documents for ASCC consideration at the March 25th meeting. That meeting ail include a special afternoon site review starting at 4pm. The Blue Oaks HOA and town conservation committee would b e invited to the meeting as would concerned neighbors, including those in Portola Valley Ranch. Additional comments ail likely come out of the March 25 review and if the plans are approved at that time, it would likely be subject to specific conditions.

In any case, here are our comments on the draft materials:

Howard Young:

1. Erosion control shall be maintained and inspected until sufficient plant material is establish to prevent erosion. The Town inspects active sites during the winter rain season October 1 – April 30.
2. Erosion control and BMP's shall be installed and maintained during implementation of landscaping and other ground disturbing activities.
3. No other grading and drainage operations are authorized.

Danna Breen:

1. The remediation plan is generally acceptable. I see that the irrigation is temporary and above ground so as not to further disturb soils. Since the scope of the management is five years I do think that 24" box are appropriate because they will establish better, although I do think that a smattering of 36" box black oaks could be included. We will have better success with smaller trees.
2. The plant list is good. Rana creek is a fabulous group.
3. Main issue is that if they will not come before ASCC for sometime for the site development plans, we will not have the opportunity to see larger size trees higher on the property where screening was lost (because of the destruction to the existing canopies) and I think this also needs to happen. The plan needs to provide some assurance that there will be screen canopy replaced higher on the site to accommodate what was lost with tree removal and the extensive tree trimming.

Vlasic/Town Planner Comments:

1. Share Breen concerns over higher plantings and this will be an issue during the ASCC review. The plan proposes 13 replacement trees for the 15 significant trees lost and total of 18 removed. Would recommend at least two five additional trees, e.g., the 36 inch back oaks, higher on the site to accommodate for the full tree and canopy removal.
2. The Rena report does not provide for ensuring that the trimmed oaks are protected and managed. This trimming cased significant canopy change and management of the trimmed trees should be recognized in the restoration documents. This is covered in the arborists' reports. There would be one document that carvers all necessary restoration and remediation actions.
3. Specific to the Rena report:
   a. Page 2. "History," second paragraph needs to be updated to reflect the formal noticed of violation sent to Mr. Douglas and dated 3/6/13.
   b. Page 3, last paragraph states that root masses were not removed. This needs correction. Some tree root masses were ground and it is not clear to me that a number of older shrubs were not also completely removed. This statement needs to clarified to recognize some root mass removal.
   c. Comments on pages 4 an d 5 talk about the scope of replacement planting. Again, there should be at least a one to one tree replacement unless there is a clear environmental or site condition reason why this is not appropriate.
   d. Section 2.6 and Table 3. The comments in both seem to have lost track of the 5 proposed black oaks. The table only guarantees the 100% replacement of the 24 inch box oaks and comments reference 13 coast live oaks. The plans is for 8 live oaks and 5 black oaks at 48 inch box. The inconsistencies need to be corrected and, hopefully also reflect additional trees as recommend above in Breens comments.

4. The Rena planting schedule indicates that the planting restoration effort would not be complete until sometime in December of this year. Can Rena advise when it believes there should be some certainty that the plantings are doing well, conditioned to the site and when there would be minimum risk for failure?

Thanks for the opportunity to comment and let me know if you have any questions.

Tom

REDWOOD TREE GUIDELINES
CONSERVATION COMMITTEE

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Steve Padovan

DATE: March 25, 2013

RE: Review of Conservation Committee's Modified Redwood Guidelines

PROPOSAL

Request for the ASCC to review and comment on the modified guidelines developed by the Conservation Committee for the planting and removal of redwood trees within the Town. The ASCC's comments will then be forwarded to the Planning Commission for their consideration at an upcoming meeting.

BACKGROUND

The Conservation Committee initially developed guidelines in September 2012 for the planting and removal of redwood trees in order to establish a general framework for their decision making process regarding tree removal permits and for landscape review of development plans before the ASCC and Planning Commission. In summary, the guidelines seek to protect heritage and significant redwood trees that are growing in their appropriate natural habitats and to allow for the removal or discourage the planting of redwoods in oak woodlands or other dry land communities.

The original guidelines were reviewed by the Planning Commission whose comments were focused on understanding how the appropriate redwood habitats were developed and to consider additional flexibility in determining where those appropriate habitats are located. A revised set of guidelines was then submitted for review to the ASCC on October 22, 2012. At that meeting, the ASCC members discussed the guidelines and offered the following comments:

- Consider some editing to make the "guidelines" actually be consistent with other town guidelines in the town's design guidelines document. Further, they should be clear as to provisions guiding tree planting and tree removal. There should be more focus on provisions for tree removal.

- The guidelines should include provisions on how to use redwoods. They should not be used to create a "fence" condition like the redwood tree planting on Alpine Road near the intersection with Paso del Arroyo. Also, for example, they should not be planted in an oak forest, as they would "hurt" the oaks.

- Redwoods grow rapidly and become a strong landscape feature. Care needs to be exercised in their use and the "guidelines" should help people carefully think about the use of redwoods and long-term consequences of their planting.

Based on these comments, the guidelines were sent back to the Conservation Committee for additional analysis and modifications.

DISCUSSION

The purpose of the draft guidelines is to provide current and future homeowners with information on where it is appropriate to plant redwoods and the process by which they can be removed. The guidelines are broken down into three sections: Planting of Redwoods; Care of Redwoods, and; Removal of Existing Redwoods.

In general, redwoods should only be planted in appropriate natural redwood habitats: along perennial streams, in fog drip areas along the western hillsides, along sag ponds and seep areas, and in high water table areas. It is within these habitats that the trees thrive without human intervention. In addition, if the subject property is within one of these habitats, then the trees should be grouped together as that affords some protection for the trees during high winds and has a more natural appearance.

Outside of the above listed appropriate redwood habitats, and encompassing the majority of the developed land in the Town, are oak woodlands, chaparral, grasslands and other dry land communities. In these areas, redwoods generally need to be artificially irrigated to stay healthy. Based on these characteristics, the Committee decided that it is not appropriate to plant redwoods in these areas. Furthermore, discouraging the use of redwoods in the dry land habitats is consistent with the low water and natural vegetation policies that the Committee supports.

In addition to habitat issues, the Committee agreed that redwoods should not be planted within 50 feet of structures and septic fields as their shallow roots can cause damage to those facilities. Furthermore, the consideration of neighboring views should be considered when planting redwoods and the trees should not be planted in straight rows to form a hedge. More appropriate shrubs can be found to achieve that purpose.

With regard to the removal of trees, the Committee determined that they would need a compelling safety reason to approve any removal of a redwood in their appropriate natural habitats. However, any redwoods outside of those natural habitats could be removed after consideration of esthetic, safety, neighborly and/or economic reasons.

In summary, the guidelines seek to protect heritage and significant redwood trees that are growing in their appropriate natural habitats and to allow for the removal or discourage the planting of redwoods in oak woodlands and other dry land communities.

RECOMMENDATION

Staff recommends that the ASCC review and provide comments on the draft guidelines and forward those comments to the Planning Commission.

ATTACHMENTS

1. ASCC Minutes of October 22, 2012
2. Planning Commission Memo dated October 17, 2012
3. February 20, 2013 Conservation Committee's Modified Redwood Guidelines

c: Nick Pegueros, Town Manager
Tom Vlasic, Town Planner
Jeff Aalfs, Town Council Liason
Judith Murphy, Chair Conservation Committee

impacted by the project and that the addition would fully match the architecture, including finishes and materials of the existing flat roof, contemporary design house.

Vlasic also commented that the project fully conforms to all zoning standards including yard setbacks, floor area and height limits and that no special findings are needed by the ASCC relative to the proposal.

ASCC members considered the staff report and the following project plans and materials received, unless otherwise noted, September 10, 2012 and prepared by Elin R. Pedersen:

Cover Page Sheet
Sheet A.1, Site Plan and Property Information
Sheet A.2, Floor Plan
Sheet A.3, Roof Plan (trellis extension details)
Sheet A.4, Exterior Elevations
Sheet A.5, Lighting Plan
Sheet A.6, Landscaping and Drainage
Sheet B.1 & B.2, BIG Checklist and Outdoor Water Efficiency Checklist
Materials and colors sheet, 9/7/12 stating that all proposed materials and finishes will match existing conditions including siding, roofing, windows and trim.

Ms. Pedersen presented her proposal to the ASCC. In response to a question, she noted that structural engineering review of existing conditions appears to support the application of the desired southwest side sun control shade using existing roof beams. Also, it was noted that the manually switched light at the crawl space was only for safety of access as may be needed in an emergency situation.

Public comments were requested, but none were offered. After brief discussion, Breen moved, seconded by Clark and passed 4-0 approval of the project as presented.

Following consideration of the above application, Warr returned to his ASCC position.

Review of Conservation Committee Guidelines on Redwoods

Steve Padovan presented his October 22, 2012 staff report on this matter and requested comments from ASCC members on the guidelines developed by the conservation committee for planting and removal of redwood trees. He clarified that ASCC comments would be forwarded to the town council for consideration when the council discusses the guidelines, now tentatively scheduled for a November council meeting. Padovan also reviewed the comments on the guidelines presented by planning commissioners at the October 17th planning commission meeting. He noted that the guidelines address both planting and removal of redwood trees.

Public comments were requested. **Loverine Taylor, Westridge**, expressed concern over the guidelines and how they were developed. She took exception to comments limiting the location of appropriate habitat for redwoods and offered that there are a number of locations in town where conditions do support redwoods, including areas in Westridge and Arrowhead Meadows. She offered that the guidelines appear to take control of redwoods "to the extreme."

ASCC members discussed the guidelines and offered the following comments:

- Consider some editing to make the "guidelines" actually be consistent with other town guidelines in the town's design guidelines document. Further, they should be clear as to provisions guiding tree planting and tree removal. There should be more focus on provisions for tree removal.

- The guidelines should include provisions on how to use redwoods. They should not be used to create a "fence" condition like the redwood tree planting on Alpine Road near the intersection with Paso del Arroyo. Also, for example, they should not be planted in an oak forest, as they would "hurt" the oaks.

- Redwoods grow rapidly and become a strong landscape feature. Care needs to be exercised in their use and the "guidelines" should help people carefully think about the use of redwoods and long-term consequences of their planting.

Padovan thanked ASCC members for their input and noted that the comments would be considered in preparing the guidelines for town council action.

Minutes

Breen moved, seconded by Koch, and passed 4-0-1 (Warr) approval of the October 8, 2012 meeting minutes as drafted.

Adjournment

There being no further business, the meeting was adjourned at 9:12 p.m.

T. Vlasic

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission

FROM: Steve Padovan

DATE: October 17, 2012

RE: Review of Conservation Committee's Guidelines on Redwoods

PROPOSAL

Request for the Planning Commission to review and comment on the guidelines developed by the Conservation Committee for the planting and removal of redwood trees within the Town. The Planning Commission's comments will then be forwarded to the Town Council for their consideration when they review the guidelines in November.

BACKGROUND

On August 15, 2012, the Town received an application for a Site Development Permit for the Removal of Significant Trees from the Portola Ranch Association. The request was to remove four redwood trees, located adjacent to the Association's offices, ranging in size from 62 to 90 inches in circumference (a Site Development Permit is required for the removal of any redwood greater than 54 inches in circumference). The reasons stated for removal included continuing damage to plumbing, entry steps, sidewalks and walkways surrounding the office.

Site Development Permits for tree removal are reviewed by the Conservation Committee (CC) in accordance with Town policy. As such, the permit was placed on the next available CC agenda (August 28, 2012) for their review and action. Coincidentally, the committee had been discussing preliminary guidelines for the planting and removal of redwood trees at their previous July meeting. Therefore, the committee decided to discuss the guidelines in detail and formally approve them prior to taking action on the tree removal permit. Then, using the guidelines as a framework, the CC approved the removal of the four trees.

Upon review of the CC's decision, it was determined that any new guidelines affecting the Town's decision making bodies should be reviewed and approved by Town Council

and be subject to public review and comment. Therefore, staff recommended that the CC formally place the redwood guidelines on their September 25, 2012 agenda and open the item up for public review and comment. At the September 25th meeting, the CC received no public comments and approved the guidelines on an 8-1 vote. Following that decision, the redwood guidelines were scheduled for review by the Planning Commission and the ASCC (October 22nd) prior to review by the Town Council in November.

DISCUSSION

As an advisory committee to the Town Council, the Conservation Committee is responsible for advising the Town Council, the Planning Commission and the ASCC on matters within its area of responsibility, including review and reporting on discretionary permits, providing general information or advice in writing or at public hearings, and recommending actions, including possible legislation. Committees are encouraged to develop and communicate to the Town Council recommendations under their purview that will enhance the quality of life for residents. The conservation of natural resources within the community is a primary goal of the Conservation Committee, therefore, any guidance on the planting and removal of significant trees in the Town is within their purview.

The draft guidelines identify three appropriate natural redwood habitats: along perennial streams, in sag ponds and seep areas, and along the western hillsides. It is within these habitats that the trees thrive without human intervention. Based on that information, the Committee determined that they would need a compelling safety reason to approve any removal of a redwood in the above mentioned natural habitats. The Committee also recommended that any redwoods planted in these appropriate natural habitats should be grouped together as that affords some protection for the trees during high winds.

Outside of those three redwood habitats, and encompassing the majority of the developed land in the Town, are oak woodlands, chaparral, grasslands and other dry land communities. In these areas, redwoods generally need to be artificially irrigated to stay healthy. The Committee decided that it is not appropriate to plant redwoods in these habitats. Furthermore, discouraging the use of redwoods in the dry land habitats is consistent with the low water and natural vegetation policies that the Committee supports.

In summary, the guidelines seek to protect heritage and significant redwood trees that are growing in their appropriate natural habitats and to allow for the removal or discourage the planting of redwoods in oak woodlands or other dry land communities.

RECOMMENDATION

Staff recommends that the Planning Commission review and provide comments on the draft guidelines and forward those comments to the Town Council.

ATTACHMENTS

1. Draft of Conservation Committee's Approved Guidelines on Redwoods

c: Nick Pegueros, Town Manager
John Richards, Town Council Liason
Judith Murphy, Chair Conservation Committee

Modified Redwood Guidelines
February 20, 2013

Conservation Committee's Guidelines on Redwoods

The Conservation Committee strives to protect heritage and significant sized trees that are growing in appropriate natural habitats where they thrive without human intervention.

Sequoia sempervirens, or Coast Redwoods, are iconic California native plants that are among the tallest and longest living of all trees. These trees once covered 1.6 million acres of California in 1850, but now more than 95% of the old growth forest is gone, lost to indiscriminate logging, especially during the gold rush. Redwoods are admirable trees that are familiar in the Portola Valley landscape and we are fortunate that this unique tree can thrive in our community. Like most native plants, redwoods thrive naturally in habitats that are appropriate to their needs. Specifically, they need both summer and winter fog and adequate rainfall, which occurs in a narrow coastal belt between the 42nd and 36th degree North latitudes - Portola Valley is at 37.3 degrees North.

Humans can alter habitats in such ways as to allow almost any plant to grow, even if that species would not normally be found in that location. Since redwoods require a constant supply of water in the summer, they do not grow naturally in the oak woodlands and other dry land communities in the hills on the bay side of our valley where fog drip is not as common. Redwoods can only stay healthy and alive in those habitats with the human intervention of summer watering.

The purpose of these guidelines is to provide current and future homeowners with information on where it is appropriate to plant redwoods on their property and the process for removing them if they currently exist.

I. PLANTING OF REDWOODS

A. Grouping of Trees.

This species has a preference for the company of other close redwoods. When grown as a stand-alone tree, they are prone to topple in windstorms because they have no taproot. Planting the trees in

clusters allows their root systems to become intertwined, providing the support needed to survive major windstorms that frequent the central and northern sections of the California coastline. Therefore, if one is interested in planting a Redwood in a suitable location, several of them should be grouped together or closely spaced, as anyone who ever walked into an old growth native forest has observed.

B. Appropriate Planting Locations

Among the habitats where redwoods would be appropriate to be planted, are the following locations that provide a year round source of water:

1. Along perennial streams in riparian areas.
2. In fog drip locations along the western hillsides. The latitudinal limits of coast redwood distribution correspond approximately to the 35% fog threshold.
3. In sag ponds and large seep areas.
4. In high water table areas, where the water is so near the surface that no supplemental water is needed.
5. Far enough from existing or proposed structures that their extensive root systems will not cause damage.

C. Inappropriate Planting Locations

The Conservation Committee discourages the planting of redwoods in locations outside of their native microclimate. This recommendation is consistent with low water usage and appropriate natural vegetation communities policies that the Town and the Conservation Committee encourage. In addition, the insatiable appetite for water, particularly from fog drip, has resulted in redwoods developing a shallow and very extensive lateral root system which can extend 100 feet from the trunk in a mature tree. This root system often causes problems with the foundations of nearby buildings, septic tanks and leach fields. Furthermore, redwoods can grow rapidly, and unless carefully sited, can block views causing strife between neighbors.

Based on these characteristics, the Committee discourages the planting of redwoods in the following locations:

1. Oak woodlands.
2. Grasslands and meadows.
3. Anywhere that requires supplemental summer watering.
4. Within 50 feet of any existing or proposed structures, septic systems or leach fields where the roots will eventually cause problems.
5. In any locations where eventual growth will compromise your view or your neighbors.
6. In a row of individual trees to form a hedge. See the Town web site for more appropriate shrubs and trees.

II. CARE OF REDWOODS

A redwood growing in an appropriate habitat needs no special care once it is established. The trees are native to the area and resistant to fungus and parasites. The trees should never be topped.

III. REMOVAL OF EXISTING REDWOODS

The Conservation Committee is tasked with reviewing the removal of significant trees in the Town of Portola Valley. Significant redwoods are any tree with a trunk or multiple trunks with a total circumference of 54 inches or a diameter greater than 17.2 inches. The Committee would need a compelling safety reason to approve the removal of redwoods growing in appropriate planting locations. They are an iconic part of our landscape and heritage and are to be treasured.

Existing redwoods in Portola Valley that are not in appropriate planting locations were planted in the past before the current understanding of sustainable appropriate planting, view preservation and minimizing water use were established. As redwoods grow, they often cause problems with obstruction of neighbor's views and their roots may damage buildings, septic systems, roads and other infrastructure. Whether or not these trees should be removed requires a balancing of esthetic, safety, neighborly and economic considerations. If homeowners and neighborhoods desire to remove existing redwoods planted in inappropriate locations, the Committee has no objection, subject to an appropriate permit review.