TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, April 22, 2013
Special Joint Field Meeting (time and place as listed herein)
7:30 PM – Regular ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

SPECIAL JOINT ASCC/PLANNING COMMISSION FIELD MEETING*

4:00 p.m.,117 Pinon Afternoon session for preliminary consideration of plans for new residential development of 2.5 acre Westridge Subdivision property. (ASCC review to continue at Regular Meeting)

7:30 PM - REGULAR AGENDA*

1. Call to Order:

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

3. Oral Communications:

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

4. Old Business:

   a. Follow-up Review for Landscaping and Exterior Lighting Related to Proposed Residential Additions, Remodeling and Guest House, 230 Shawnee Pass, Gurtner

5. New Business:

   a. Architectural Review, Carport and Guest House Additions, 45 Granada Court, Postich *Continued to May 15, 2013 Meeting*

   b. Preliminary Architectural Review for New Residence with Detached Pool House, Swimming Pool and Horse-keeping Facilities, and Site Development Permit X9H-649, 117 Pinon Drive, Divita

6. Commission and Staff Reports

7. Approval of Minutes: April 8, 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: April 19, 2013

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: April 22, 2013

RE: Agenda for April 22, 2013 ASCC Meeting

NOTICE: A special ASCC field meeting has been scheduled for Monday, April 22, 2013 to consider field conditions associated with a project for residential redevelopment of a 2.5-acre Westridge Subdivision property. The field meeting will begin at *4:00 p.m. at 117 Pinon* Drive and is part of the preliminary review process for this proposal. The application is discussed under agenda **item 5b.**, ***Divita***. The field session will be a joint meeting with the planning commission as the commission is the responsible authority for acting on the site development permit needed for the project. In addition, since the project is in the Westridge subdivision, the Westridge Architectural Supervising Committee (WASC) has been invited to participate in the site meeting.

The following comments are offered on the items listed on the April 22, 2013 ASCC agenda.

4a. FOLLOW-UP REVIEW FOR LANDSCAPING AND EXTERIOR LIGHTING RELATED TO PROPOSED RESIDENTIAL ADDITIONS, REMODELING AND GUEST HOUSE," 230 SHAWNEE PASS, *GURTNER*

(Note: The following report was prepared by interim planning manager Steve Padovan, who also prepared the original staff reports on this application.)

On February 11, 2013, at a follow-up meeting, the ASCC approved the building plans for an addition to the main dwelling and garage, a complete interior remodeling, and a new guest house/cabana at an existing 2,851 square foot residence on a 1.0-acre parcel. The February 11, 2013 staff report and minutes of the ASCC approval action are enclosed for background and reference along with the approval letter dated February 26, 2013.

Due to the owner's desire to submit construction drawings and start the building permit review process as quickly as possible, the February follow-up meeting focused solely on the structures. Therefore, as a condition of approval, the Commission required that a second follow-up meeting be required in which the

applicant would provide a detailed site landscaping plan and concrete removal, clarification on fencing design, details of pathways to be constructed and retained, a comprehensive exterior lighting plan, pool equipment location and enclosure details, and submittal of a construction staging plan for the off-haul of soil.

The following plans dated "Received March 26, 2013" (unless otherwise noted) and prepared by MasterWork Definitive Architecture and Construction have been provided for ASCC consideration and action:

Sheet A-1:	Architectural Site Plan with Landscaping and Grading
Sheet A-1e:	Exterior Building and Site Lighting
Sheet A-2a:	Floor Plan – Main Residence
Sheet A-2b:	Floor Plan – Basement and Cabana
Sheet A-3a:	Exterior Elevations
Sheet A-3b:	Exterior Elevations
Sheet A-4:	Roof Plan
Sheet A-5a:	Sections – Main Residence
Sheet A-5b:	Sections – Cabana

The following comments are offered to assist the ASCC to complete the review and action on the project:

1. **Landscaping**. The revised landscape plan shows rows of screening shrubs consisting of vine maple and mountain laurel interspersed amongst each. On the southerly property line, the shrubs are planted between the concrete block wall and the drainage ditch. Along the westerly property line, the screening shrubs are located between the row of redwoods coming down from the street and the row of redwoods in the rear yard. Some additional clustering of the shrubs should be considered to create a more natural landscape element. The plans also show the removal of the concrete driveway that provided access to the detached garage to be replaced it with a narrow walking path and groupings of plants. Additional shrubs have also been planted next to the patio at the back of the cabana.

   The landscaping at the front of the house will remain unchanged as will the gravel path the provides access to the back of the house, the rear yard landscaping and the existing rear yard lawn, which is under 1,000 square feet. Staff understands the desire of the applicant to retain the gravel path to provide access to the rear yard, especially during the construction period. However, the path does increase the amount of impervious surface on the property, therefore, staff recommends that it be replaced with a walking path and native, low water landscaping prior to building permit final.

2. **Fencing**. The plans indicate two new short sections of fencing between the house and the side property lines. The architect will provide samples of the proposed fencing at the meeting.

3. **Exterior Lighting**. All existing exterior lighting will be removed. The Commission specifically requested that the originally proposed driveway lighting be removed and

the revised plans show only one, low wattage shielded path light at the junction of the driveway and walking path to the front door. One path light is also proposed along the side of the building by the bedroom addition and another in the front courtyard, but none are located on the garage side. All other low wattage path lights are positioned in the rear yard along the walkways to the cabana, on the perimeter of the cabana deck, and around the pool. All wall mounted lighting consists of shrouded 6-watt LED lighting. Only three wall mounted lights are located at the front of the house; one at the front door, one at the door from bedroom 3 to the front courtyard, and one at the corner of the garage. The remainder of the wall mounted lighting is at the rear of the house with no wall lighting on the cabana. In addition, no pool lighting is proposed.

4. **Pool Equipment**. Pool equipment will be enclosed in a concrete block enclosure with stone veneer and a roof at the rear of the cabana. Staff recommends that the equipment be fully enclosed with solid wood or insulated metal access doors to reduce noise.

5. **Construction Staging Plan**. At this time, the applicant has not provided staff with a construction staging plan for the off-haul of excavated soils.

Prior to any action on this follow-up submittal, the ASCC should consider the above comments and also consider any new data presented at the April 22, 2013 meeting.

5a. ARCHITECTURAL REVIEW, CARPORT AND GUEST HOUSE ADDITONS, 45 GRANADA COURT, *POSTICH*

This request is for approval of plans for carport and guest house additions on the subject 1.1-acre, Alpine Hills subdivision area property. ASCC review, while noticed for the April 22nd meeting, needs to be continued to the May 13th regular meeting. This is the case as the plans are now being revised to address concerns of a neighbor and input from the fire marshal. Thus, it is recommended that any public comments be received and that the matter then be continued to the 5/13 ASCC meeting. A complete staff report will be available for the May 13th review.

5b. PRELIMINARY ARCHITECTURAL REVIEW FOR NEW RESIDENCE WITH DETACHED POOL HOUSE, SWIMMING POOL AND HORSE-KEEPING FACILITIES, AND SITE DEVELOPMENT PERMIT X9H-649, 117 PINON DRIVE, *DIVITA*

This is a preliminary review of a proposal for residential redevelopment of the subject 2.5-acre Westridge subdivision property. The parcel location and general area conditions are presented on the attached vicinity map. The project includes a new residence, similarly located to the existing residence, and a new detached garage. In addition a swimming pool is planned, with detached pool house, as are horse-keeping facilities for up to four horses. The project will make use of almost all allowable site floor area, but does conform to the 85% floor area limit.

The project proposes a total volume of grading of 2,101 cubic yards. This includes 1,341 cubic yards of cut and 760 cubic yards of fill. *Of the cut, 581 cubic yards would be exported from the site.* The volume of proposed grading requires the subject site development permit, and the planning commission is the approving authority for any such permit where the earthwork totals exceed 1,000 cubic yards. As noted at the head of this memo and discussed further below, the planning commission will be participating in the April 22, 2013 preliminary review with the ASCC.

The project is shown on the following enclosed plans, unless otherwise noted, dated 4/15/13, prepared by Field Architecture:

Sheet A000, Cover Sheet

Civil Plans, Lea and Braze Engineering, Inc., 3/8/13:
Sheet C-1, Title Sheet
Sheet C-2, Overall Site Plan
Sheet C-3, Area of Detail
Sheet C-4, Area of Detail
Sheet C-5, Area of Detail
Sheet C-6, Driveway Profile
Sheet C-7, Grading Specifications
Sheet C-8, Details
Sheet C-9, Details
Sheet C-10, Details
Sheet ER-1, Erosion Control Plan
Sheet ER-2, Erosion Control Details
Sheet SU1, Topographic Survey, 10/31/12

Sheet L1.0, Landscape Site Plan, Bernard Trainor + Associates, 4/12/13
Sheet L3.0, Planting Plan, Bernard Trainor + Associates, 4/12/13
Sheet L3.0, Lighting Plan, Bernard Trainor + Associates, 4/12/13

Sheet A050, Site Plan
Sheet A100, Floor Plan
Sheet A101, Construction Staging Plan
Sheet A102, Stables & Barn Floor Plan
Sheet A200, Building Elevations
Sheet A201, Building Elevations
Sheet A202, Building Elevations
Sheet A203, Stables & Barn Elevations

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

- Cut sheets for the proposed exterior light fixtures received March 19, 2013 (location for proposed lights is shown on plan Sheet L-5.0)
- Colors and materials board, received February 8, 2013 (to be presented at the 4/22/13 meeting)
- Arborist's report, Urban Tree Management, Inc., 2/15/13
- Outdoor Water Use Efficiency Checklist, 3/15/13
- Build It Green (BIG) Single Family Checklists (not attached), received February 8, 2013. Three checklists have been provided, i.e., for the main house, the pool house

and the stables. The checklists are discussed below and each targets more BIG points than the minimums required by town standards.

The preliminary review is to begin with a site meeting that is scheduled to take place at 4:00 p.m. on Monday, April 22nd. The planning commission will participate in the meeting and, since the project is within the Westridge subdivision area, the Westridge Architectural Supervising Committee (WASC) has also been invited to participate in the meeting. Story poles have been installed to facilitate the field evaluation.

At the conclusion of the April 22nd review, project consideration should be continued to the regular May 13, 2013 ASCC meeting to permit time for processing of the site development permit and for the project design team to address any issues that may result from the preliminary review process. After the ASCC completes action on the architectural review request, the planning commission will need to hold a public hearing on the site development permit application. Depending on the preliminary review, this public hearing will likely be noticed for the May 15, 2013 planning commission meeting.

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

1. **Background of project review to date, including WASC review.** The enclosed plans are the second plan revisions since the project was initially presented to the town and the WASC. The first set of plans was shared with town representatives in early February. They included proposals for filling of the existing site drainage channel, keeping of up to five horses, and development of the stable facilities in closer proximity to the Pinon Drive right of way and over the then planned piped drainage channel. All of these proposals faced significant town and WASC concerns. Further, there were clarifications needed with respect to drainage improvements, including issues with the existing driveway culvert and upstream flooding, questions on floor area and impervious surface areas, need for flood elevation analysis, and corrections/clarifications needed relative to lighting and various aspects of plan details. These concerns were identified by the town staff and shared with the applicant project design team.

   In addition to town issues, the WASC had concerns over the scope and siting of the proposed stable improvements, drainage channel filling, drainage problems with the driveway culvert, and setbacks from the Westridge trail easement along Pinon Drive. Other WASC concerns focused on the scope of lighting and glazing, including the proposed west side patio cover.

   A number of the concerns were addressed with a revised plan set shared with the town and WASC in late March. The changes included elimination of proposals for drainage channel filling, reducing the scope of horse-keeping facilities from 5 to 4 horses, and modifications to the siting of the facilities to reduce the visual impacts from the Pinon Drive frontage and Westridge trail. The revised plans were reviewed by staff including the town planner and public works director and further considered by the WASC in meetings with the applicant and project design team. Based on staff review comments and a recent meeting between the applicants and the WASC, the plans were again revised to clarify grading associated with the driveway, including culvert work to address flooding concerns and also the addition of the bio-swale suggested by the public works director, and to provide further adjustments

relative to the location and orientation of the stable facilities relative to views from the Pinon Drive frontage.

We understand that at an April 8th site meeting with the WASC the property owner believes all issues were resolved and that the current revised plans reflect the agreements reached with the WASC. The revised plans were delivered to the town on April 15th and we assume also provided to the WASC on that date. It is likely, therefore, that the WASC may not have a chance to review and comment on the plans until at least the 4/22 preliminary review meeting.

2. **Project Description, Grading and Vegetation Impacts.** The subject parcel is located along the west side of Pinon Drive, roughly 400 feet north of the Pinon Drive intersection with Westridge Drive. The site is rectangular in shape with the shorter dimension along the street frontage. The northeasterly one-half of the parcel contains the drainage channel discussed above and mostly level to gentle slopes. Further, much of this area has less tree cover and more grassy conditions than the southwesterly area of the site. There is, however, some significant vegetation along the street frontage and northerly along the drainage channel.

   Current improvements include the south side driveway that extends to the existing house located on the southwesterly, tree covered slopes near the center of the parcel. The building site is within the oak forest on the site that extends to the parcel to the south and to the west of the house site. The existing house entry is roughly 30 feet higher in elevation than Pinon Drive and is well screened by existing tree cover from street views.

   The existing multi-level house is cut into the slopes with the main entry on the south elevation. An east side carport provides necessary covered parking and there is developed outdoor area on the south side of the house. This area was leveled with grading, with the cut partially supported by a low retaining wall. Guest parking is provided by a parking bay along the south side of the driveway that is partially supported by a low retaining wall.

   The existing drainage channel is an identified flood course on the federal flood insurance maps for the town. Thus, any work in the mapped floodplain must adhere to town floodplain zoning standards to the satisfaction of the public works director, Howard Young. Based on preliminary reviews of this matter, the project engineer has developed data to verify that the flood elevations would remain within the existing drainage channel. This data will need to be evaluated in detail by the public works director and findings made relative to floodplain zoning conformity. Mr. Young has, however, advised that based on a preliminary review that data appears properly developed. Therefore, the siting of the proposed stable and other horse keeping facilities can be reviewed, at least preliminarily, as currently proposed. It is also noted that this drainage channel is NOT a "creek" that is recognized in the town's zoning ordinance creek setback provisions.

   The main issue with past flooding appears to be upstream and south of the existing driveway culvert and not on site. In his preliminary review of the plans, Howard Young identified deficiencies with the existing driveway culvert, which was initially proposed to be retained. In particular, the existing 36" pipe is undersized and apparently was replaced at some time without town review. The town's master

drainage plan shows that when the plan was prepared a 48" pipe existed and that this 48" pipe was appropriately sized for the channel drainage conditions. The proposed plans now include reinstalling the correct size culvert, consistent with the town's drainage plan. This work will also include insuring the slope of the pipe is correct and that both inlet and outlet conditions otherwise minimize potential for erosion or other drainage impacts, again consistent with town drainage plans and standards.

The proposed horse-keeping facilities are located on the more level slopes on the eastern side of the property and include the 629-sf stable structure and 653-sf tack barn with hayloft. The stable would be no closer to the front property line than 53 feet and the barn with hayloft would be 60 feet from the front property line, thus meeting the 50-foot setback standard. Also, the proposed structures, corral area and other proposed horse keeping facilities, have been reviewed and found acceptable by the town's stable inspector, subject to conformity with town floodplain standards, which would be to the satisfaction of the public works director (refer to attached communications from the stable inspector). These findings notwithstanding, the project arborist should comment on the matter of house pasture use around the significant 37-inch oak, (i.e., tree #95) immediately west of the planned corrals. We understand that this has been considered and the arborist input will be provided at the site meeting.

The stable improvements include the buildings, corral and pasture areas, and the proposed driveway turnout to accommodate access to the horse-keeping facilities for deliveries, manure removal, maintenance, etc. Grading is proposed to develop the parking area and for the siting of the tack barn. Both cut and fill would be needed for development of these facilities, and some retaining wall work is planned to create necessary grades over the driveway and parking area and to limit the extent of cut and fill. A four-foot high driveway gate with horse fence extensions to the north and south (see Sheet L1.0) would control access to the site and the horse-keeping areas. The gate and fence meet horse fence design standards and are to be set back 33 feet from the front parcel line, thus also meeting the required 25-foot minimum setback for driveway gates in this zoning district.

The original plans were to orient the stable building parallel to Pinon Drive. The orientation was changed to be more parallel to the south side slope and perpendicular to Pinon Drive to address concerns of the WASC and respond to other site plan adjustments.

Tree removal planned in the area for horse-keeping include a dead willow (#96) and a small buckeye (#97) and oak (#6) as identified on the grading plans. The buckeye and oak are to be removed for barn construction. Smaller oaks in this area not of "significant size" would also be removed as identified on Sheet C-2.

The proposed residence would be located in a similar location to the existing house but would be larger and extend further to the north. Driveway access would be also be much the same as currently exists, at least to the east side of the house site. The plans, however, include grading to extend the driveway to a new, detached garage located south of the proposed house. The garage and some of the new driveway extension would be in the area previously impacted by grading for the existing south site lawn area discussed above. Grading and retaining wall work are

proposed to accommodate driveway construction through the east and south side trees from the existing driveway to the new garage site and for the new upper parking area by the proposed house entrance and garage. Retaining walls would be facing into the site and have heights ranging from four feet or less to a maximum height of eight feet at the garage.

A few trees, mostly pines, an elm, and a smaller buckeye and oak would need to be removed for the new driveway work. These trees will be identified for review during the site meeting as will all trees proposed for removal as shown on plan Sheets C-2 through C-5. The scope of cut to develop the transition from the existing driveway to the proposed garage site and driveway apron at the garage is shown on the profile on plan Sheet C-6.

The proposed house, west side covered patio, pool, pool terrace and pool house would be cut into the site as shown on plan Sheet C-3 and the house elevation sheets. Two significant oaks are to be removed to accommodate the house and patio, but the arborist report identifies these (89 & 91) to be in poor condition. A buckeye would also be removed, but is not of "significant" size.

For the proposed pool/pool terrace and pool house construction, a number of oaks would be removed, but surrounding oaks would be retained and help screen the proposed construction from off site view. Again, all tree proposals should be inspected and considered during the site meeting.

The most significant grading would be for development of the pool/pool terrace and pool house elements. Level space would be created from the house to the pool house at elevation 478. The cut would range in depth from four feet or less to over 10 feet adjacent to the proposed pool house. A retaining wall would contain the cut on the south side and allow for the pool house to have a low profile relative to views from the south and west. While a significant amount of earth work is proposed for the pool/pool terrace and pool house, the locations have less potential for off site visual impacts, particularly cut into the site, than would be the case with the guest house and pool in the lower meadow area where they could be developed with minimum grading.

We are generally supportive of the approach to site development, including cutting of the proposed the house area improvements into the slope to maintain a low profile relative to south side views. Further, the tree cover to remain will help screen views from other directions. (Nonetheless, this project has fairly significant objectives, including particularly the horse keeping needs of the family.) Further, we find the general approach to the design of the house and other buildings appropriate for the site and area, as discussed further below. We do, however, have concerns over the covered patio area on the west side of the house. This 30 ft. by 30 ft., 900 sf area is to be covered by a pitched roof that extends from and matches the basic form of the adjacent house roof. The patio roof would be a "non-reflective glazed" material. The scale, height and material could have potential for significantly increasing the apparent mass of the house. (The area is technically not considered floor area, but is impervious surface area.)

The design of the covered patio is unusual in the town and, while not technically floor area, could look more like a house extension than patio feature. We

suggested to the project architect that an alternative approach be considered for the covered patio or that the covered area be significantly reduced. In any case, this is a matter that the ASCC should fully consider during the course of the preliminary review and, in particular, the proposed roof glazing material should be clarified and material samples considered. Both its reflective nature and potential for nighttime glow should be evaluated, although it is noted that only house wall lighting is proposed in the covered patio area.

3. **Site Development Committee Review.** To date, written comments have been received from the public works director (attached report dated 4/2/13), town geologist (attached report dated 2/28/13), fire marshal (attached report dated 2/2/13), and health officer (attached report dated 4/9/13). The public works director is reviewing the revised plans and floodplain data relative to his initial concerns and would issue a final report prior to the site development permit hearing. More data is needed before a complete report can be provided by the health officer.

   Also attached is a 3/27/13 "preliminary" report from the conservation committee with an understanding that a final report will be provided after the 4/22 site meeting. The report offers some perspectives on the plans, including support for the proposed use of permeable materials. Some concerns are also offered on the potential impacts from horse keeping and a preference for more restored meadow area.

4. **Compliance with Floor Area (FA), Impervious Surface Area (IS), height and yard setback limits.** The total proposed floor area, including all detached structures, is 6,527 sf and just within the 6,544 sf FA limit for the property. The proposed floor area of the main house, including the 400 sf of the detached garage, is 4,252 sf and under the 5,562 sf 85% limit. The floor area in the main house is only 65% of the total allowed floor area. In this case, the house floor area is relatively low so that space could be allocated to the stable, barn, and 700 sf pool house structure.

   The total proposed impervious surface (IS) area is 10,236 sf and just under the 10,408 sf IS limit. The bulk of the IS area is for the driveway, parking and pool/pool terrace areas.

   The house elevation sheets, including the section details on Sheet A201, demonstrate compliance with the 28-foot height limit. The maximum height of the proposed house from low point of contact with finished grade to the highest roof peak is 32 feet and within the 34-foot maximum height limit.

   The pool house would have a maximum height of 22 feet. Otherwise, heights are mostly 20 feet or less. The stable structure would have a maximum height of 13 feet and the barn with hayloft, 23 feet. The proposed flat roof garage would be no higher than 10 feet above adjacent grade.

   Compliance with required yard setbacks is demonstrated on plan Sheet L1.0. All proposed structures are located outside of required setback areas and most of them, including the house, pool, garage, and pool house are more toward the center than the edges of the property.

5. **Conformance with second unit zoning regulations and accessory structure policies.** The ASCC must make findings pursuant to both the town's accessory unit policy statement and zoning regulations to allow the proposed detached structures. The relevant policies and zoning provisions are attached. The garage, stable and barn with hayloft are clearly designed for specific functions and would appear to not conflict with any of the accessory structure policies. They can't be easily converted to second units, and none of these structures exceeds 750 sf in floor area.

   The proposed 700 sf pool house, including the mezzanine, has been designed to conform with the town's accessory structures policy statement to be a cabana/entertainment space and not a second unit. It has only one main room, and the bath does not include a shower. It could, however, be converted to second unit by the addition of a shower, and this would not violate either town polices or zoning. The structure is less than the 750 sf limit for guest houses and there are no other second units on the property. Further, the location and design and parking space provided with the proposal provides for conformity to the second unit zoning provisions. Thus, if the desire was to add a full bath and kitchen facilities, this would be possible and, again, the project would conform to town zoning standards.

6. **Project Design and Exterior Materials.** The proposed architecture for the project is of a contemporary Ranch style. It includes barn and barn like forms with steeper gable end roofs, entry "silo" like feature, and a mix of more natural exterior materials and finishes. While this is practically a one-story house, the long clerestory element does present almost two story forms for the north elevation. The south elevation height is mitigated by the manner in which the house and south side features would be cut into the slope.

   The north house elevation has significant window areas that were of concern to the WASC. The plans were modified to add the vertical screen elements to window areas and the wood finish matches that proposed for the vertical redwood siding that is proposed for most of the walls of the house and the detached structures. Other proposed exterior material and finishes include:

   - Board formed natural gray concrete finish retaining walls with a light reflectivity value (LRV) of under 35% and below the 40% policy maximum.
   - Natural dry stack stone for the lower house foundation walls.
   - Exposed steel beams with a blackened finish
   - Steel blackened finish windows and doors.
   - Standing seam metal roof, with a weathered, matte, graphite gray finish.

   The entry "silo" would match the finish of the roof and overall all metal surfaces are to have a "dull" matte finish with LRVs well under the 40 and 50% policy limits. Overall, the colors, materials and architectural forms appear appropriate and consistent with town guidelines. Our only concern is with the proposed patio roof as discussed above.

   It is also noted that the driveway and parking areas are mostly to be surfaced with textured permeable pavers, but the surface from the entry gate, i.e., 33 feet into the site, to the street would be asphalt. The satisfies the public works directors standards of asphalt surfaces in the road right of way.

7. **Landscaping/fencing**. Sheets L1.0 and L3.0 present the proposed landscape plan concepts and plant materials. Notes and images are provided to clarify the proposals for fencing, site walls, pathways, etc. These are consistent with the basic architectural design elements and also appear fully consistent with the town design guidelines and standards. Further, the planting plans are mainly to restore site grassland areas and provide some additional oak trees on the north side slopes below the house site. The plans include a note that all invasive and non-native species shall be removed from the site prior to new planting.

8. **Exterior Lighting**. The proposed exterior lighting is shown on Sheet L5.0. Light fixture data is included on the sheet and cut sheets for the fixtures are attached. The scope of lighting is not excessive, particularly considering the darker, tree covered condition of the building site. Further, the pathway and driveway lights are relatively small elements with "down" directional controls. House wall lights are down directed and used minimally. Overall, the lighting plans seem consistent with town policies and standards, and lights are to be manually switched.

9. **"Sustainability" aspects of project**. As noted above, Build It Green checklists have been completed for the main house, stable/barn, and pool house. The house checklist targets 134 whereas 117 points would be required under town green building standards. For the pool house 106 points are targeted and 67 points are anticipated for the stable/barn. The targets are all over town minimum requirements. Conformity with the standards would need to be verified formally through the GreenPoint rating program as part of the building permit process for the project.

The ASCC should conduct the 4/22 preliminary review, including the site visit with the planning commission, and offer comments, reactions and directions to assist the applicant and project architect modify plans as may be necessary to allow for eventual action by the ASCC on the architectural review plans. Project consideration should then be continued to the regular May 13, 2013 ASCC meeting.

6. COMMISSION AND STAFF REPORTS

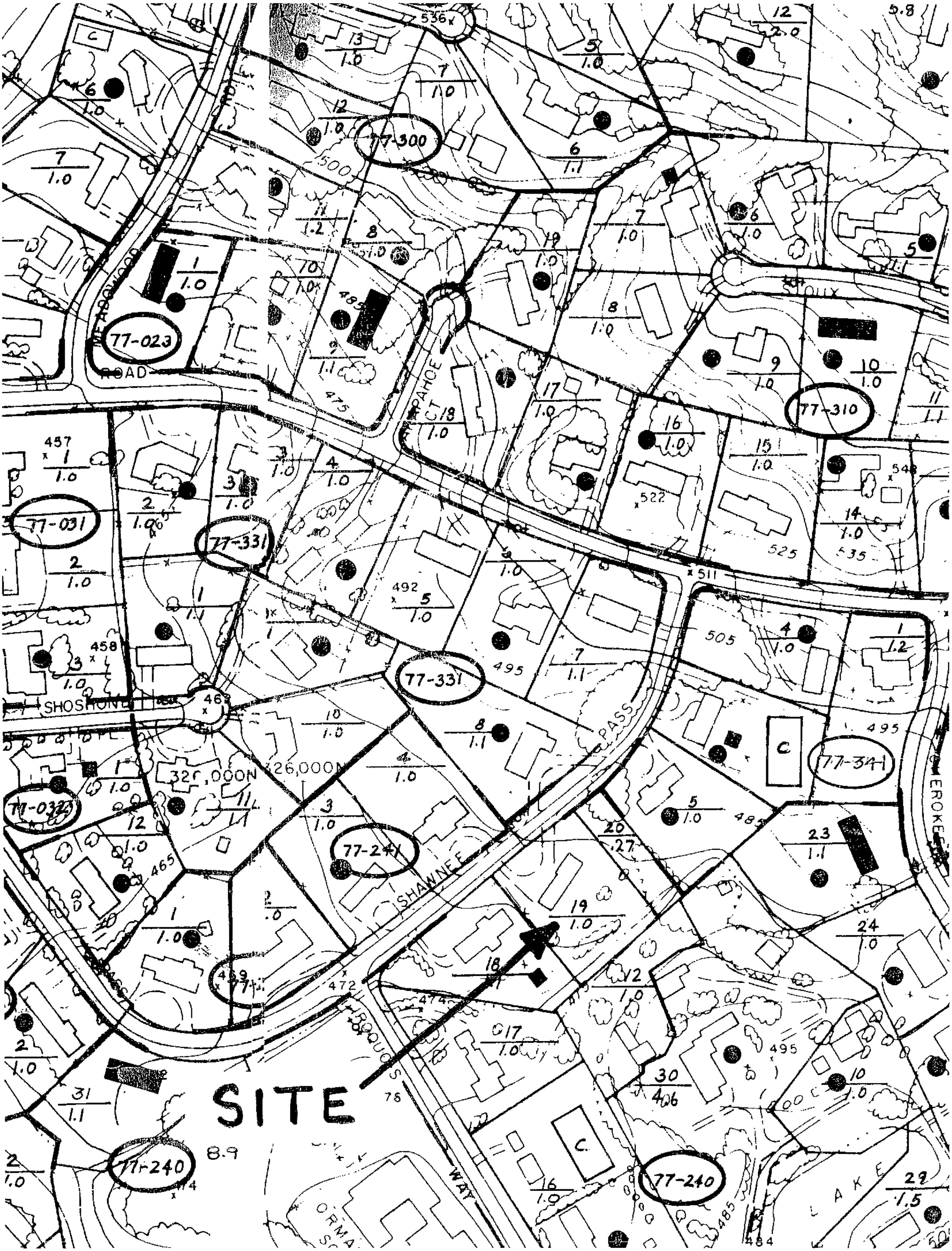
Staff will provide a report on the proposed planning program and budget for FY 2013-14 including the ASCC items discussed in the proposal considered at a special planning budget meeting on April 18, 2013.

TCV

encl.
attach.

cc. Planning Commission Liaison
Town Council Liaison
Town Manager
Mayor
Applicants
Assistant Planner
Interim Planning Manager
Karen Kristiansson, Principal Planner

FOLLOW-UP ARCHITECTURAL REVIEW
HOUSE ADDITIONS & GUEST HOUSE,
230 SHAWNEE PASS, GURTNER



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4c. FOLLOW-UP REVIEW -- ARCHITECTURAL REVIEW, PROPOSED RESIDENTIAL ADDITIONS AND REMODELING, 230 SHAWNEE PASS, GURTNER

On January 28, 2013, the ASCC considered and conditionally approved plans for an addition to the main dwelling and garage, a complete interior remodeling, a new guest house/cabana, pool, and related landscape improvements at an existing 2,851 square foot residence on a 1.0 acre parcel. The January 28, 2012 staff report and minutes of the ASCC approval action are enclosed for background and reference. As a condition of approving the permit, the Commission required full ASCC consideration on a reduction in the floor area of the main dwelling structure by at least 100 square feet to bring it into greater compliance with the 85% adjusted maximum floor area ratio requirements. In addition, the Commission requested that a detailed landscaping and lighting plan be submitted for review along with a construction staging plan for the off-haul of soil and exterior window details.

Due to the owner's desire to submit construction drawings and start the building permit review process as quickly as possible, the architect has chosen to focus on the issues related only to the additions to the main dwelling and the cabana. Therefore, at this time, the ASCC review will be limited to the reduction in floor area, interior and exterior lighting on the buildings, and exterior materials and window treatments.

The following plans dated "Received February 6, 2013" (unless otherwise noted) and prepared by MasterWork Definitive Architecture and Construction have been provided for ASCC consideration and action:

Sheet A-1:	Architectural Site Plan (and Landscaping)
Sheet A-2a:	Floor Plan, Main Residence
Sheet A-3a:	Exterior Elevations
Sheet A-3b:	Exterior Elevations
Sheet A-4:	Roof Plan
Sheet ME-1:	Electrical Plan – Main Residence
Sheet ME-2:	Electrical Plan – Cabana and Basement

The following comments are offered to assist the ASCC to complete the review and action on the project:

1. **Floor area reduction, floor plan changes.** The floor area of the main house and garage has been reduced by 102 square feet through a reduction of 67 square feet from the bedroom wing and 35 square feet from the garage. This results in a maximum adjusted floor area for the main structure of 4,746 square feet, or 87.3% of the maximum permitted site total. An additional 126 square feet would need to be removed to meet the 85% maximum.

   The architect has stated that in order to retain the courtyard element for its intended purpose, it is not feasible to further reduce its size and that the 102 square foot reduction meets the minimum requested by the ASCC.

2. **Window and door finish treatments**. The new elevation drawings show white framed, vinyl windows on the front elevation and on the front and sides of the new bedroom wing to match the existing white framed vinyl windows. In addition, the exterior doors at the rear of the bedroom wing addition utilize white framing. The trim around all new vinyl

windows will be a matching in color and board width. All new windows and doors on the rear of the main house and the cabana will be dark toned, aluminum clad units.

Staff's recommendation on the doors and windows would be to change the rear doors on the bedroom wing addition to the dark toned, aluminum clad units to match the proposed doors at the rear of the house and keep the design consistent.

3. **Exterior Lighting.** The proposed building lighting plans on Sheets ME-1 and ME-2 outline all interior and exterior lighting on the main house and the cabana. Exterior lighting on the structures are limited to fixtures primarily at doorways or wall openings with only three exterior lights on the front of the house. These fixtures are very low in wattage and do not project light upward or outward. Further reductions in exterior lighting could be achieved through the removal of the wall mounted light at the front of the garage and the removal of the light at the rear of the cabana. However, due to existing and proposed vegetative screening and an existing 6 foot high block wall, the light impacts to the neighboring property should not be substantial.

As stated before, all outdoor path, patio and pool lighting will be submitted along with a complete landscape plan and construction staging plan for ASCC review prior to issuance of building permits.

Prior to any action on this follow-up submittal, the ASCC should consider the above comments and also consider any new data presented at the February 11, 2012 meeting.

Follow-up Review for house additions and remodeling and addition of detached accessory structure "Cabana" Guest House," 230 Shawnee Pass, Gurtner

Padovan presented the February 7, 2013 staff report on this follow-up item. He explained that on January 28, 2013 the ASCC considered and conditionally approved applications for to the main dwelling and garage, a complete interior remodeling, a new detached guest house/cabana, pool, and related landscape improvements for the subject 1.0-acre parcel.

Padovan advised that a condition of the approval provided for a reduction in the floor area of the main dwelling structure by at least 100 square feet to bring it closer to the 85% floor area standard for the single largest structure on a property and other conditions that include provisions for adjustments to proposals for landscaping, lighting, exterior materials and finishes and interior sheds for the guest house skylights. Padovan clarified that in response to a January 28th request from the project design team and ASCC agreement to the request, at this time revised plans have been submitted to address only the floor area, exterior materials and finishes, exterior building lighting and skylight shading conditions. It was clarified that the other conditions listed in the 1/28 ASCC action would be addressed at a later time, but that action on the current submittal would permit the design team to proceed with work on the building permit plans.

ASCC members considered the staff report and the following plans dated "Received February 6, 2013" (unless otherwise noted) and prepared by MasterWork Definitive Architecture and Construction:

Sheet A-1: Architectural Site Plan (and Landscaping)
Sheet A-2a: Floor Plan, Main Residence
Sheet A-3a: Exterior Elevations
Sheet A-3b: Exterior Elevations
Sheet A-4: Roof Plan
Sheet ME-1: Electrical Plan – Main Residence
Sheet ME-2: Electrical Plan – Cabana and Basement

Mrs. Gurtner and project architect Brian Darnell presented the revised plans to the ASCC and answered questions particularly related to the location of exterior light fixtures relative to building code compliance. They also clarified the plans relative to the proposals for guest house skylight shading and confirmed that they concurred with the exterior colors and finishes recommendations contained in the staff report.

Public comments were requested, but none were offered.

Thereafter, ASCC members discussed the reduction in floor area and Breen and Koch concurred that while they would have preferred a greater reduction with a plan closer to the 85% limit they appreciated the 102 sf reduction made in response to the ASCC action at the January 28, 2013 meeting. Both concurred that the final landscape plan would be important in any case and looked forward to reviewing that plan prior to issuance of building permits.

Hughes noted that he was not at the January 28, 2013 meeting and wondered about the factors that supported the ASCC findings to allow the 85% floor area limit to be exceeded. He noted that he did not see them articulated in the meeting materials. Vlasic advised that the site was constrained by large redwood trees, a local drainage channel along the rear of the property and a panhandle feature on an adjoining parcel that resulted in a neighbor's

driveway along two sides of the subject site not including the Shawnee street frontage. He also noted that the site had some slope along the frontage that provided some constraints to driveway access that limited building design responses.

Following discussion, Koch moved, seconded by Ross and passed 5-0 to approve the follow-up submittal subject to the following the color changes recommended in the February 7, 2013 staff report. This action was taken with the understanding that all other ASCC January 28, 2013 approval conditions not addressed at this time would be resolved to the satisfaction of the ASCC prior to issuance of building permits.

Follow-up review and modifications to previous approval -- Architectural Review and Site Development Permit X9H-642, house additions, remodeling and guest house, 56 Stonegate Road, Hughes

Vlasic presented the February 7, 2013 staff report on the subject follow-up submittal and request for modifications relative to approvals granted to the applicant on November 12, 2012.

ASCC members considered the staff report and the following plans:

Landscape Plans – John Dalrymple, Landscape Architecture, 1/14/13:
Sheet L-1, Landscape Plan
Sheet L-2, Diagrammatic Lighting Plan
Sheet L-3, Rear Property Line Screening Plan

Architectural Plans, PPV Associates, revised through 1/21/13:
Page 1, Floor Plan Change, 1/16/13
Sheet A0, Site Plan, Existing Floor Plan & Notes
Sheet A2.0, Exterior Elevations
Sheet A2.1, Exterior Elevations
Sheet A2.2, Accessory Structure Elevations, rev. 10/10/12
Sheet A2.5, Exterior Elevation ASCC Comparisons, 2/11/13

Erik Hughes presented the follow-up submittal and proposed house plan modifications to the ASCC and advised that his only concern with the staff report comments had to do with the proposed limitations on interior lighting within the clerestory area. Vlasic clarified that the objective is to ensure that any lighting be limited, directed down and ensure minimum potential for night spill through the clerestory windows.

Public comments were requested, but none were offered. ASCC members briefly discussed the clerestory changes and also the scope of removal of invasive plan materials. Members concurred that while removal of the invasive plants and replanting as called for on the landscape plan was the correct approach, the site would be substantially opened to views until the replacement plantings develop some maturity.

Clark also commented that prior to removal of the invasive materials and the pines and thinning of other materials, the neighbors should be notified that the work is proceeding in line with the approved plans.

Following discussion, Ross moved, seconded by Craig Hughes and passed 5-0, approval of the plan revisions and follow-up submittal subject to the following conditions to be

TOWN of PORTOLA VALLEY

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

February 26, 2013

Mr. Geoffrey Gurtner
901 Wing Place
Stanford, CA 94305

Re: ASCC approval of proposed addition/remodel/pool/guest house, 230 Shawnee Pass – follow-up review for floor area adjustment

Dear Mr. Gurtner,

The Architectural & Site Control Commission of the Town of Portola Valley at their regular meeting on February 11, 2013, approved the proposed follow-up plans for the addition/remodel/pool/guest house located at 230 Shawnee Pass. The ASCC approved the proposed plans with floor area adjustments subject to the color changes recommended in the February 7, 2013 staff report. This action was taken with the understanding that all other ASCC January 28, 2013 approval conditions not addressed (noted below) at this time would be resolved to the satisfaction of the full ASCC prior to issuance of building permits.

1. A detailed site landscape plan shall be provided addressing the issues discussed at the ASCC meeting (as listed above) and, particularly, clarifying proposals for fencing, the gravel pathway access around the east side of the house, any changes to front yard landscaping, and the removal of the concrete area on the west side of the house. Further, the plans shall identify the pool equipment proposals.

2. The plans shall be revised to include interior skylight shades for the guest house, and the plans shall also clarify that there will be no lighting in the skylight areas.

3. A detailed construction-staging plan shall be provided and shall include a schedule for off-haul of excavated materials that avoids conflict with the daily arrival and departure of children from Ormondale School.

4. A final, comprehensive exterior lighting plan shall be provided on one plan sheet showing house, yard and pool lighting. The plan shall identify all existing lighting to be retained and removed and all new lighting, but currently proposed driveway lighting shall be eliminated. The plan shall also identify light switching areas and controls.

5. Details for window trim finish and treatments and final door details shall be provided.

Your ASCC approval is valid two years from the date of approval. The effective date of the ASCC action is the 16th day after ASCC approval, this allows for a 15-day appeal period. Your building permit must be issued within this two-year period, as there are no extensions on ASCC approvals.

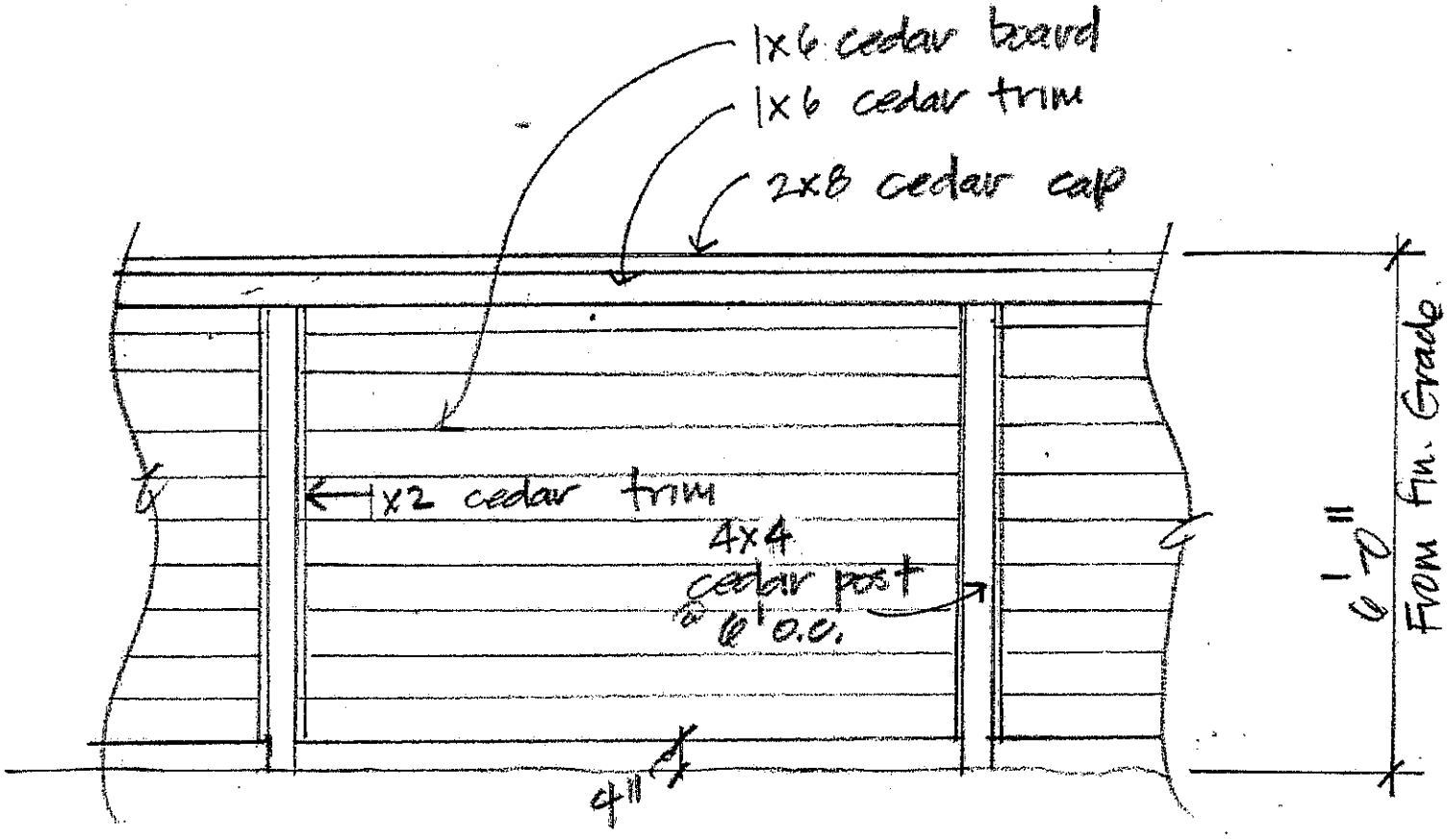
Sincerely,

Carol Borck

Carol Borck
Assistant Planner

Attachments: Minutes from February 11, 2013 ASCC meeting

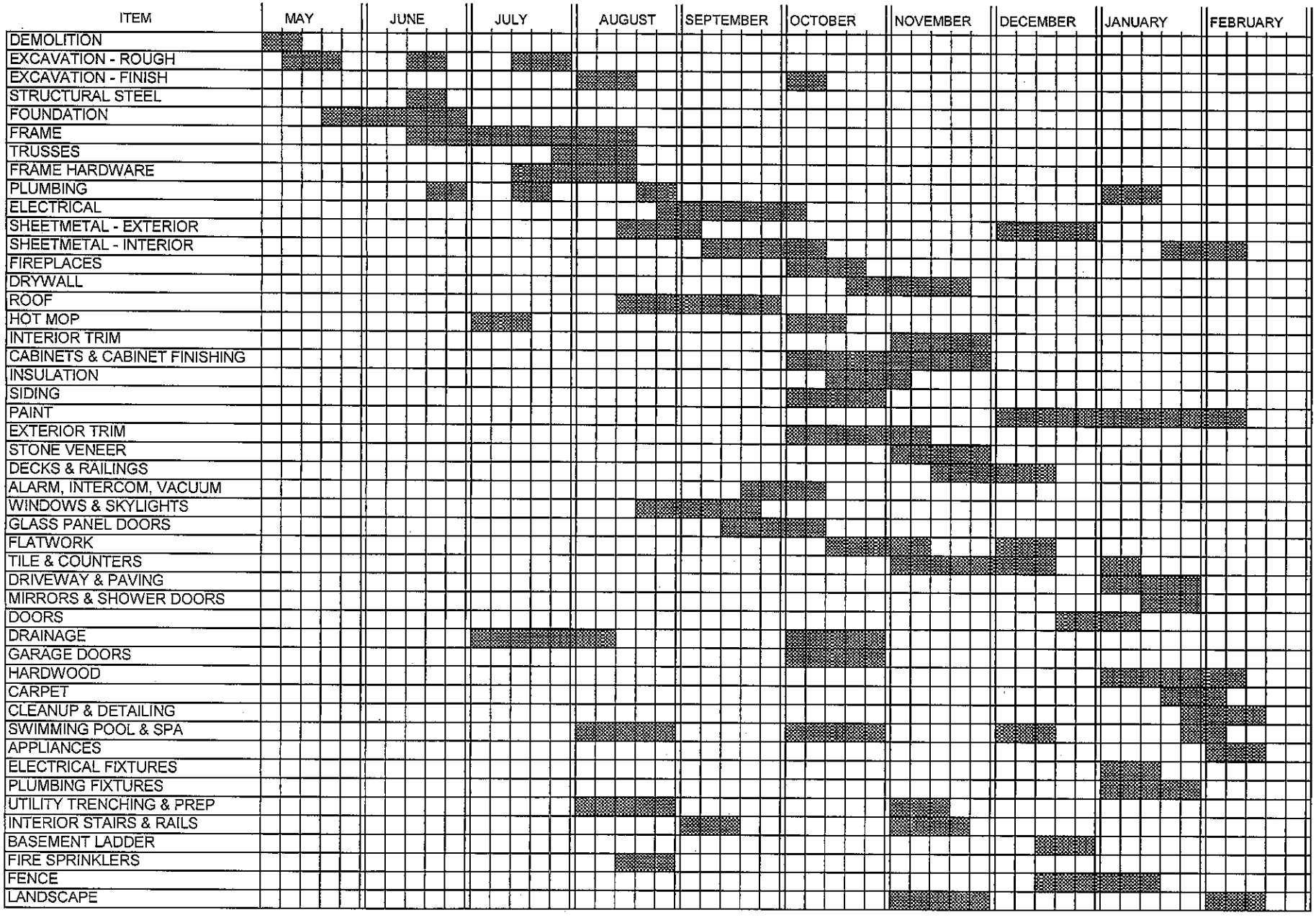
cc: Masterwork Definitive

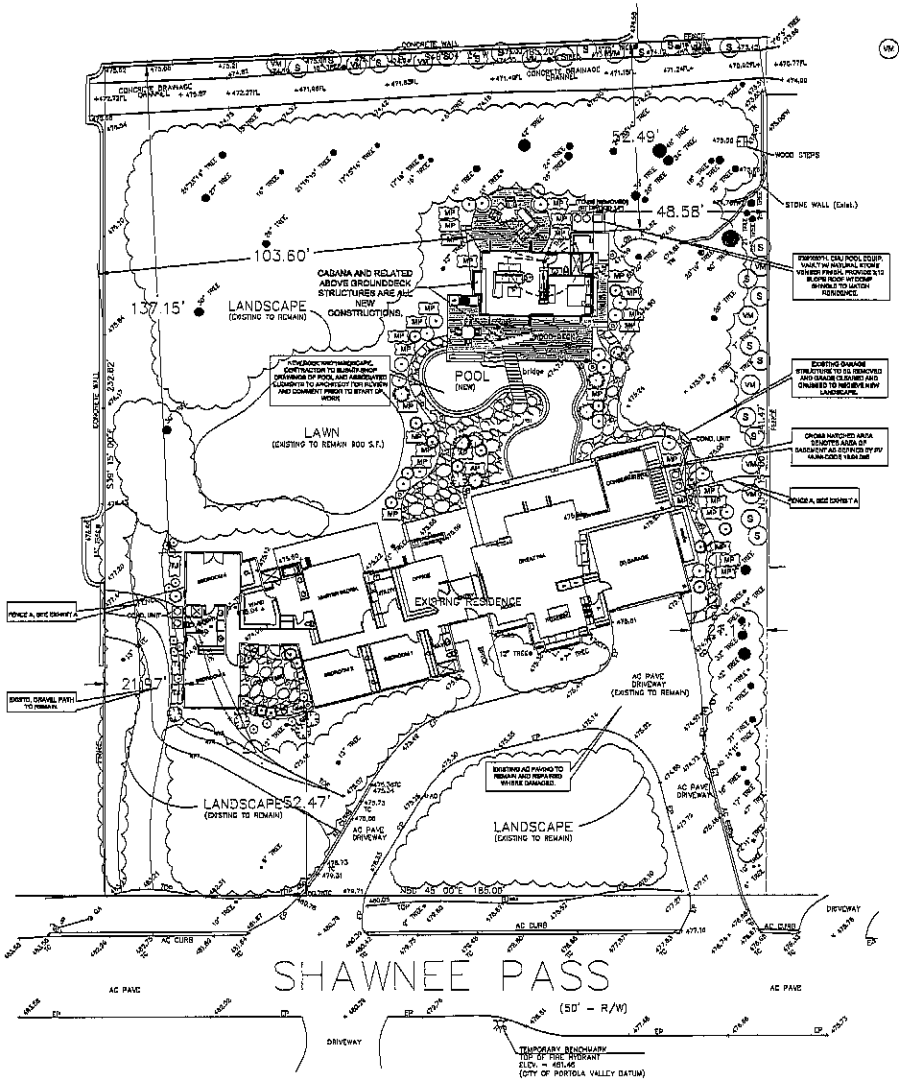


Fence 'A' Exhibit 'A'

Gartner Residence 230 Shawnee Pass

ESTIMATED SCHEDULE OF COMPLETION





MATERIALS LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	SPECIMEN TREES			
	SHRUBS			
	SCREENING SHRUBS:			
VM	ACER CIRCINITUM	VINE MAPLE	24" BOX	PER PLAN
A	ARCTOSTAPHYLLOS	MANZANITA	24" BOX	SPECIMEN MULTI
PC	PODOCARPUS MACROPHYLLUS	YEW PINE	24" BOX	PER PLAN
S	KALMIA LATIFOLIA	MOUNTAIN LAUREL	24" BOX	PER PLAN
C	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GAL.	PER PLAN
L	CEANOTHUS 'EL DORADO'	WILD LILAC	5 GAL.	PER PLAN
R	RHAMNUS CALIFORNICA	COFFEE BERRY	5 GAL.	PER PLAN
P	PRUNUS ILICIFOLIA	ISLAIS CHERRY	15 GAL.	PER PLAN
	FOUNDATION SHRUBS:			
	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL.	3' O.C.
			5 GAL.	4' O.C.
	PHORMIUM 'SEA JADE'	NEW ZEALAND FLAX	5 GAL.	3' O.C.
	PHORMIUM 'YELLOW WAVE'	HYBRID FLAX	1GAL.	2' O.C.
	AGAVE ATTENUATA	FOXTAIL AGAVE		
	MASSING SHRUBS:		1 GAL.	5' O.C.
SP	BACCHARIS 'PIGEON POINT'	COYOTE BRUSH	5 GAL.	2.5' O.C.
PC	PITTOSPORUM CRASSIFOLIUM 'NANA'	PITTOSPORUM	5 GAL.	3' O.C.
BR	BARBERRY	BARBERRY	5 GAL.	2' O.C.
WD	PITTOSPORUM 'WHEELER'S DWARF'	DWARF PITTOSPORUM	5 GAL.	3' O.C.
CH	CEANOTHUS 'HORIZONTALIS'	CEANOTHUS	BARE ROOT	3' O.C.
IN	ROSA 'ICE BURG'	WHITE SHRUB ROSE		
	ACCENT SHRUBS:		1 GAL.	3' O.C.
	SALVIA GREGGII	AUTUMN SAGE	1 GAL.	3' O.C.
	POLYSTICHUM MUNITUM	CALIF. SWORD FERN	1 GAL.	2' O.C.
	CANNA 'TROPICANA'	CANNA LILY		
			5 GAL.	
	ECHIVERIA 'VIOLET QUEEN'	PURPLE ECHIVERIA	1 GAL.	6" O.C.
	PHORMIUM	NEW ZEALAND FLAX	1 GAL.	2' O.C.
	CLIVIA MINIATA	KAFFIR LILY	1 GAL.	2' O.C.
	BOUGAINVILLEA	BOUGAINVILLEA	1 GAL.	3' O.C.
	RIBES	GOOSBERRY	1 GAL.	3' O.C.
	EQUISETUM HYMENALE	HORSETAIL	1 GAL.	3' O.C.
	GROUNDCOVERS:			
TJ	TRACHAELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL.	2' O.C.
HC	HEUCHERA 'CRIMSON CURLS'	CORAL BELLS	1 GAL.	18" O.C.
RM	ROSEMARINUS OFFICINALIS	ROSEMARY	1 GAL.	3' O.C.
MP	MYOPORUM 'PUTAH CREEK'	MYOPORUM	1 GAL.	5' O.C.
	FESTUCA RUBRA	RED FESCUE	FLATS	9" O.C.
DM	DYMONDIA	DYMONDIA	FLATS	2.5' O.C.
	FESTUCA GLAUCA	CLUMPING BLUE FESCUE	1 GAL.	1' O.C.
	ECHIVERIA 'VIOLET QUEEN'	PURPLE ECHIVERIA	6" POTS	6" O.C.
HS	HEDERA 'SUNSET'	IVY	FLATS	1' O.C.
	ARCTOSTAPHYLOS 'PACIFIC MIST'	CREEPING MANZANITA	FLATS	5' O.C.
	VINES			
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL.	ESPALIER
	FICUS REPENS	CREEPING FIG	1 GAL.	ESPALIER
	TURF			
	DWARF TALL FESCUE	SOD		

LIGHTING (REFER TO SHEET A1e FOR LIGHTING PLAN)
LOW VOLTAGE LANDSCAPE LIGHTS INCLUDING PATHWAY, AND WALL LIGHTS.
AURORALIGHT LPL8K "KALAHARI" LED PATH LIGHT. COPPER WITH FULL CAP SHROUD.
"BETHANY" WALL MOUNTED CUSTOM WROUGHT IRON SHIELDED SCONCE LT. W/ 8 WATT LED BULB.

PAVING
SEEDED CONCRETE. SEE NOTES
FLAGSTONE PAVERS, SEE NOTES
DECOMPOSED GRANITE. SEE NOTES

SITE FEATURES/HARDSCAPE
MOW CURB-6" CONCRETE
FLAGSTONE PAVERS WITH GROUNDCOVERS-SEE NOTES

DATA:
(ZONE:R-E/1A/SD-1A)
A.P.N. 077-240-190
OWNER:
Geoff and Kathy Gurtner

PROJECT ADDRESS:
230 Shawnee Pass, Portola Valley, CA

BUILDING AREAS:
ALLOWED 5435 S.F. (17' HT.)
85% 4620 S.F. (17' HT.)

MAIN HOUSE 4165 S.F.
GARAGE 581 S.F.
TOTAL 4746 S.F.
87% OF MAX. ALLOWED FLOOR AREA.

CABANA 581 S.F.
BASEMENT 959 S.F.

IMPERVIOUS AREAS:
ALLOWED 7808 S.F.

DRIVEWAY AND ENTRY: 4048 S.F.
DECKS, PATIOS AND POOL: 3567 S.F.
TOTAL: 7615 S.F.

LOT AREA
= ± 43,871 SQ. FT.
= ± 1.007 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 THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. ROOKO UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

Architectural Site Plan with Landscape and minor Grading

Scale: 1/16"=1'-0"
INCLUDES MINOR LANDSCAPE PLAN (AT ADDITION)
NOTE: ONLY ONE TREE PROPOSED FOR REMOVAL. 14" [illegible] NOTED NEAR NEW CABANA.

RECEIVED
MAR 26 2013
TOWN OF PORTOLA VALLEY

MasterWork DEFINITIVE
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San Diego, CA 92101
Tel: 858.554.0731
Fax. 858.764.0585
www.masterworksarc.com
Lic. No. 954715
C-25827

A proposed Remodel and Addition for:
Geoffrey and Kathryn Gurtner
230 Shawnee Pass
Portola Valley, CA

Construction Documents
Pre-Permit
03.22.13

PROJECT NO.
1202

PROJECT:
Gurtner Residence

DRAWN BY:
B.D.D.

FLOOR PLAN(S)
Scale: 1/16"=1'-0"

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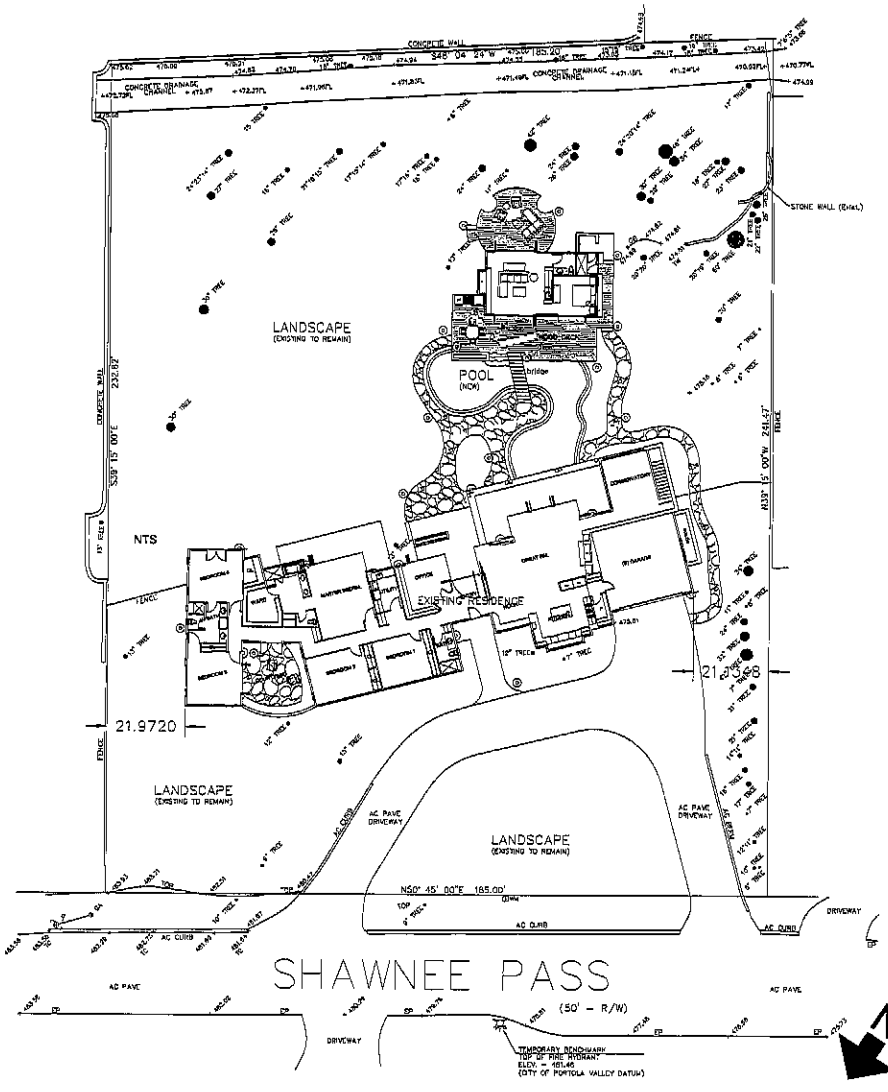
1



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= ± 43,871 SQ. FT.
= ± 1.007 ACRES

LIGHTING SCHEDULE.

NO.	SYM.	LIGHTING
NO.		LOW VOLTAGE LANDSCAPE LIGHTS INCLUDING PATHWAY, AND WALL LIGHTS.
NO.	◎	AURORALIGHT LPLSK "KALAHARI" LED PATH LIGHT. COPPER WITH FULL CAP SHROUD.
NO.		"BETHANY" WALL MOUNTED CUSTOM WROUGHT IRON SHIELDED SCONCE LT. W/ 8 WATT LED BULB.

LIGHTING NOTES

1. ALL EXISTING EXTERIOR BUILDING LIGHTING SHALL BE REMOVED.
2. ALL NEW SITE AND BUILDING LIGHTING SHALL HAVE A FULL SHROUD AND OR DIRECTED DOWNWARD FOR BATH LIGHTING.
3. ALL EXTERIOR LIGHTING SHALL BE ON PHOTO-CELL SWITCHING.

UTILITY NOTE:

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

Exterior Building and Site Lighting Plan

Scale: 1/16"=1'-0"
INCLUDES MINOR LANDSCAPE PLAN (AT ADDITION)
NOTE: ONLY ONE TREE PROPOSED FOR REMOVAL. 14"DIA. NOTED. NEAR NEW CABANA.

MasterWork
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Lic. No. 964715
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A proposed Remodel and Addition for:
Geoffrey and Kathryn Gurtner
230 Shawnee Pass
Portola Valley, CA

Construction Documents Pre-Permit 03.21.13

PROJECT NO. 1202
PROJECT: Gurtner Residence

DRAWN BY: B.D.D.
FLOOR PLAN(S) Scale: 1/16"=1'-0"

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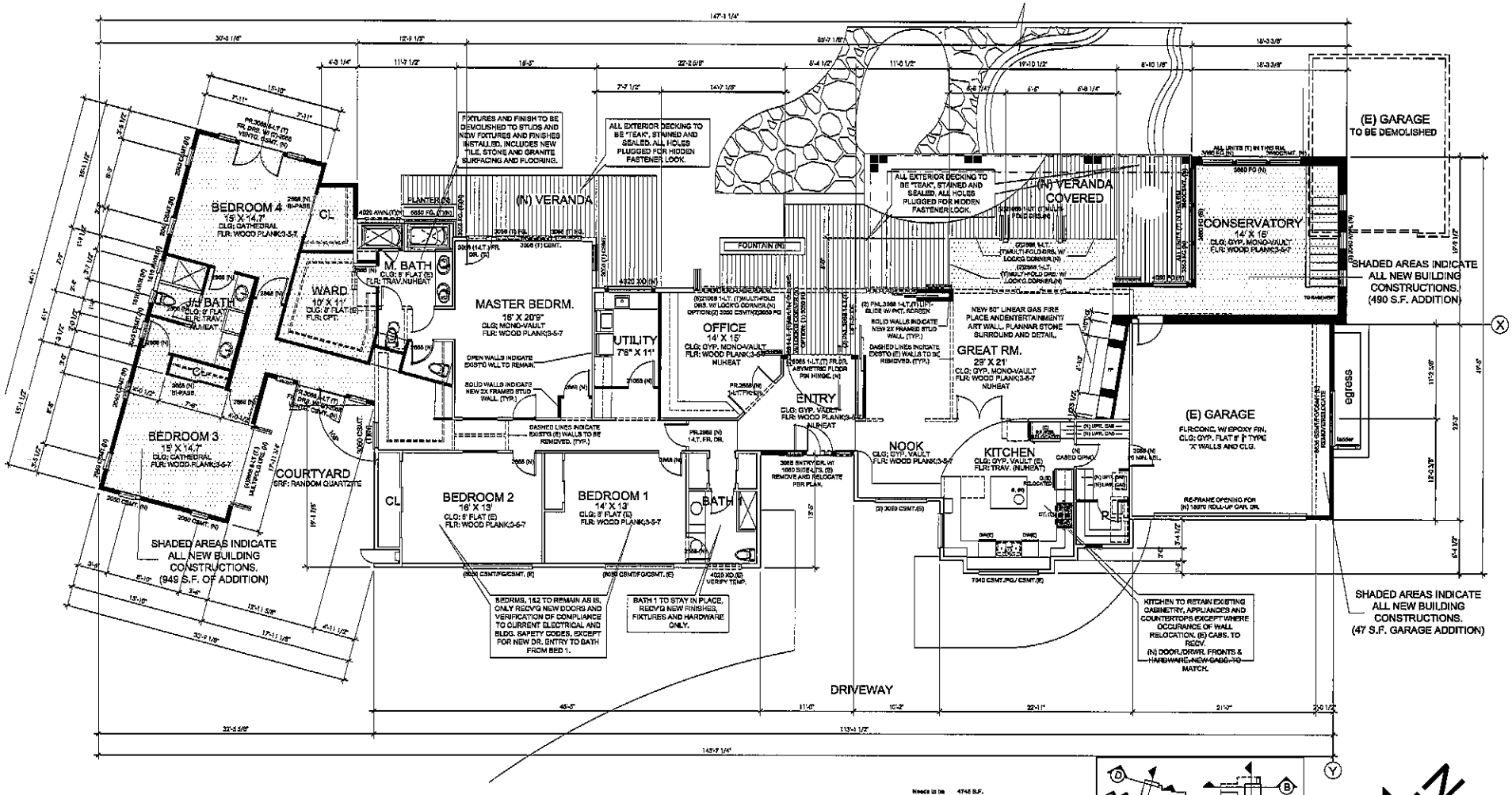
1e



ADDITION AND REMODEL TO EXISTING RESIDENCE

FLOOR PLAN - MAIN RESIDENCE

2784 S.F. (EXISTING) -67 S.F. ADJUSTMENT FOR REMOVAL
1381 S.F. (MAIN HOUSE GRADE LEVEL ADDITION)
4165 S.F. MAIN RESIDENCE TOTAL
4746 S.F. MAIN STRUCTURE TOTAL (Includes Garage)

534 S.F. (EXISTING GARAGE)
47 S.F. GARAGE ADDITION
581 S.F. TOTAL GARAGE

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C-25827

A proposed Remodel and Addition for:
Geoffrey and Kathryn Gurtner
230 Shawnee Pass
Portola Valley, CA

Construction Documents
Pre-Permit
02.26.13

PROJECT NO.
1202

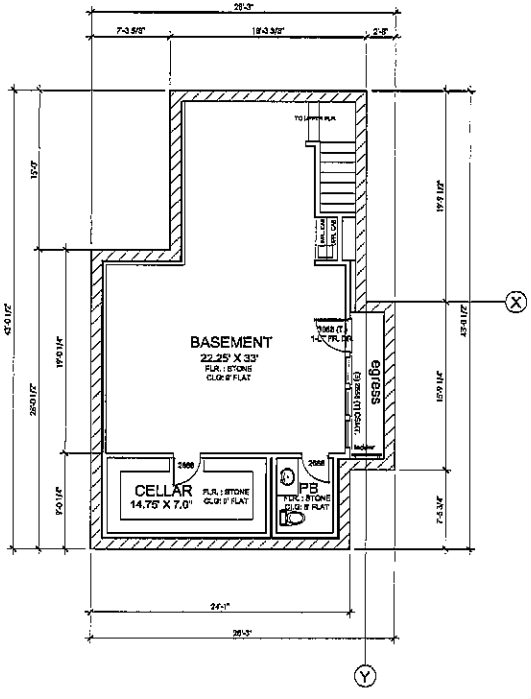
PROJECT:
Gurtner Residence

DRAWN BY:
B.D.D.

FLOOR PLAN(S)
Scale: 3/16"=1'-0"

a

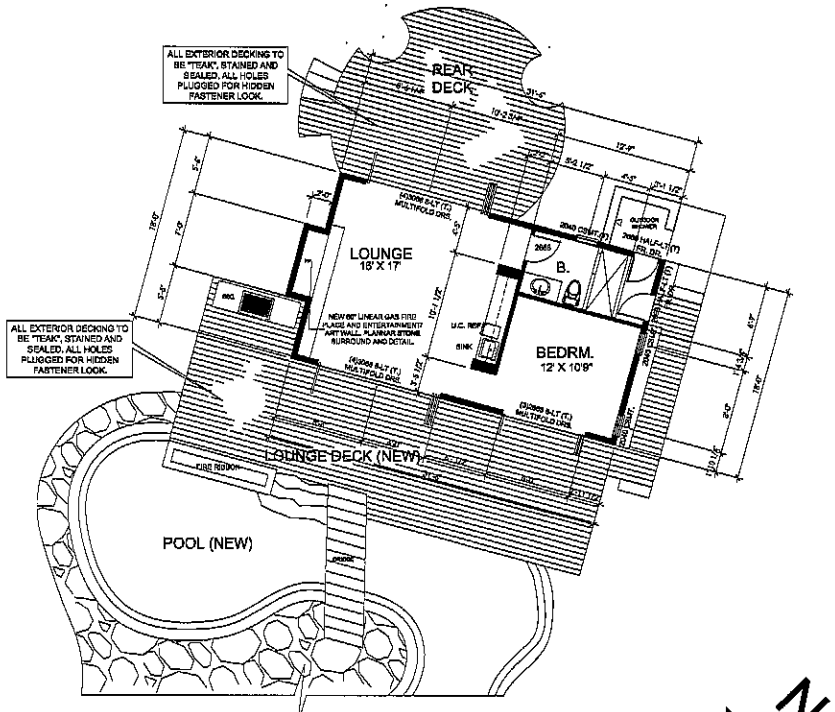
2a



ALL NEW CONSTRUCTION UNDER EXISTING RESIDENCE

FLOOR PLAN - BASEMENT

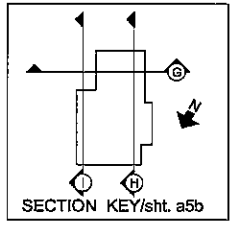
959 S.F.



ALL NEW CONSTRUCTION

FLOOR PLAN - CABANA

581 S.F.



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A proposed Remodel and Addition for:
Geoffrey and Kathryn Gurtner
230 Shawnee Pass
Portola Valley, CA

Construction Documents
Pre-Permit
02.13.13

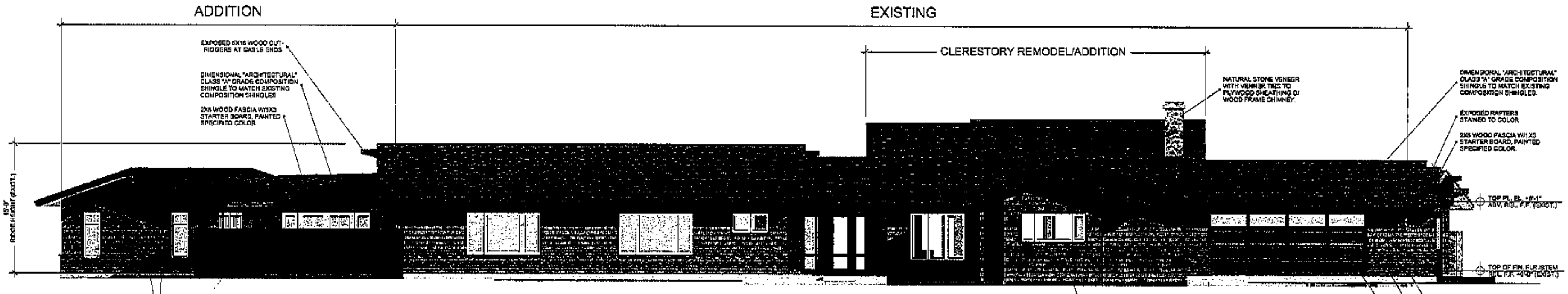
PROJECT NO.
1202

PROJECT:
Gurtner Residence

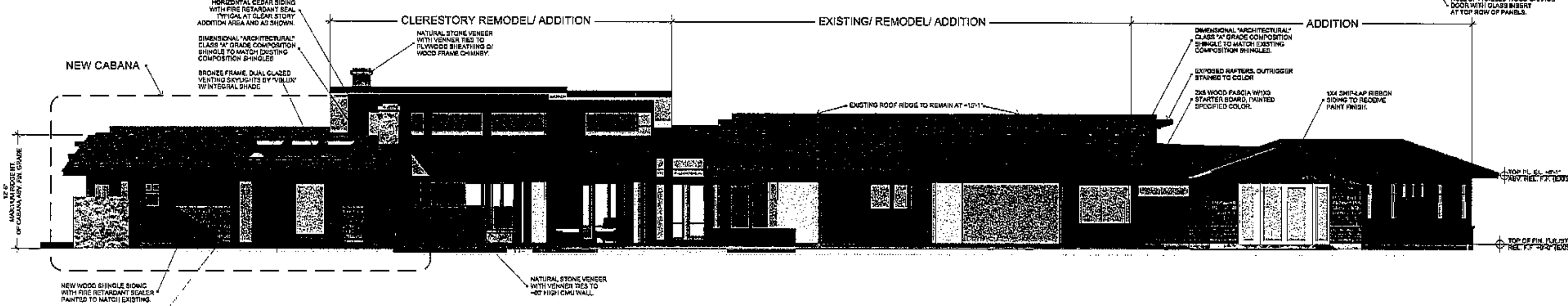
DRAWN BY:
B.D.D.

FLOOR PLAN(S)
Scale: 3/16"=1'-0"

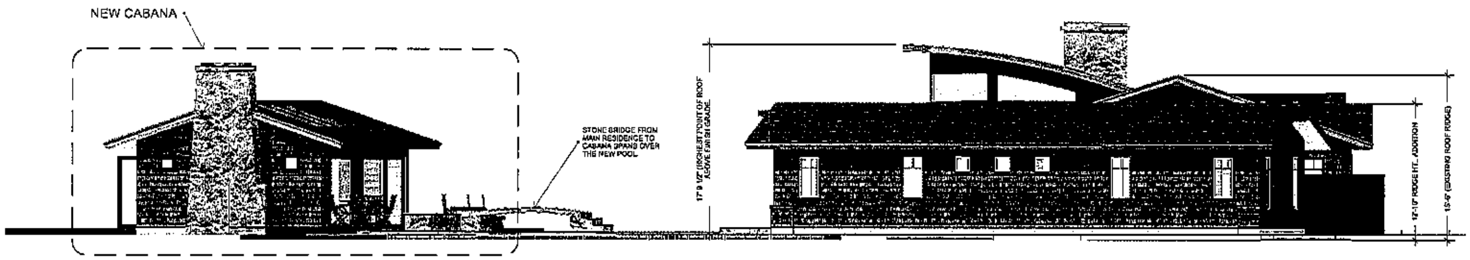
a
2b



FRONT ELEVATION (NORTH-WEST FACING)



REAR ELEVATION (SOUTH-EAST FACING)



LEFT ELEVATION (NORTH-EAST FACING)

EXTERIOR FINISH ELEMENTS ARE THE SAME AS NOTED IN THE OTHER ELEVATIONS ABOVE.

EXTERIOR ELEVATIONS

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

MasterWork DEFINITIVE
Architecture and Construction

A proposed Remodel and Addition for:
Geoffrey and Kathryn Gurtner
230 Shawnee Pass
Portola Valley, CA

Preliminary Bid/ Design Development
02.04.13

PROJECT NO.
1202

PROJECT
Gurtner Residence

DRAWN BY
B.D.D.

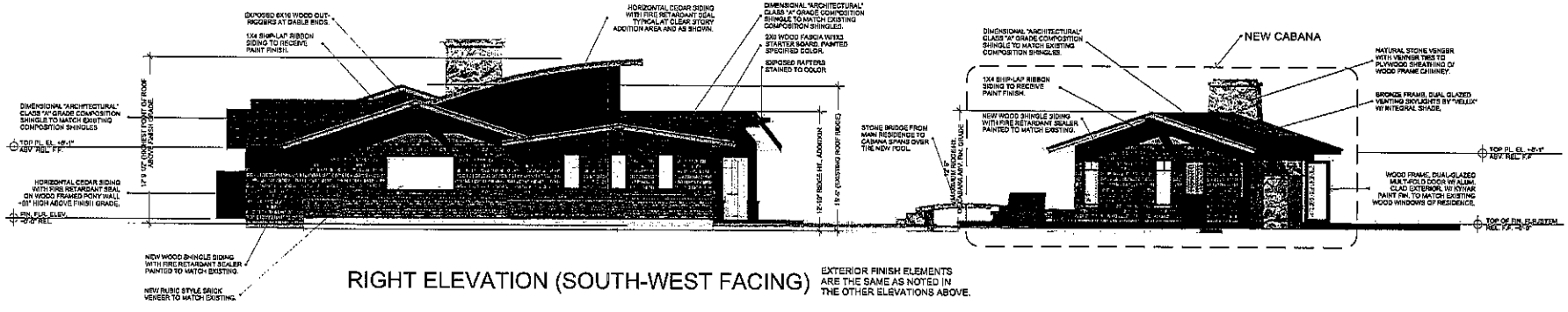
EXTERIOR ELEVATIONS
Scale: 3/16"=1'-0"

a

3a

Birds-eye view of rear of house.

No scale.



RIGHT ELEVATION (SOUTH-WEST FACING) EXTERIOR FINISH ELEMENTS ARE THE SAME AS NOTED IN THE OTHER ELEVATIONS ABOVE.

EXTERIOR ELEVATIONS

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

MasterWork
DEFINITIVE
Architecture and Construction

A proposed Remodel and Addition for:
Geoffrey and Kathryn Gurtner
230 Shawnee Pass
Portola Valley, CA

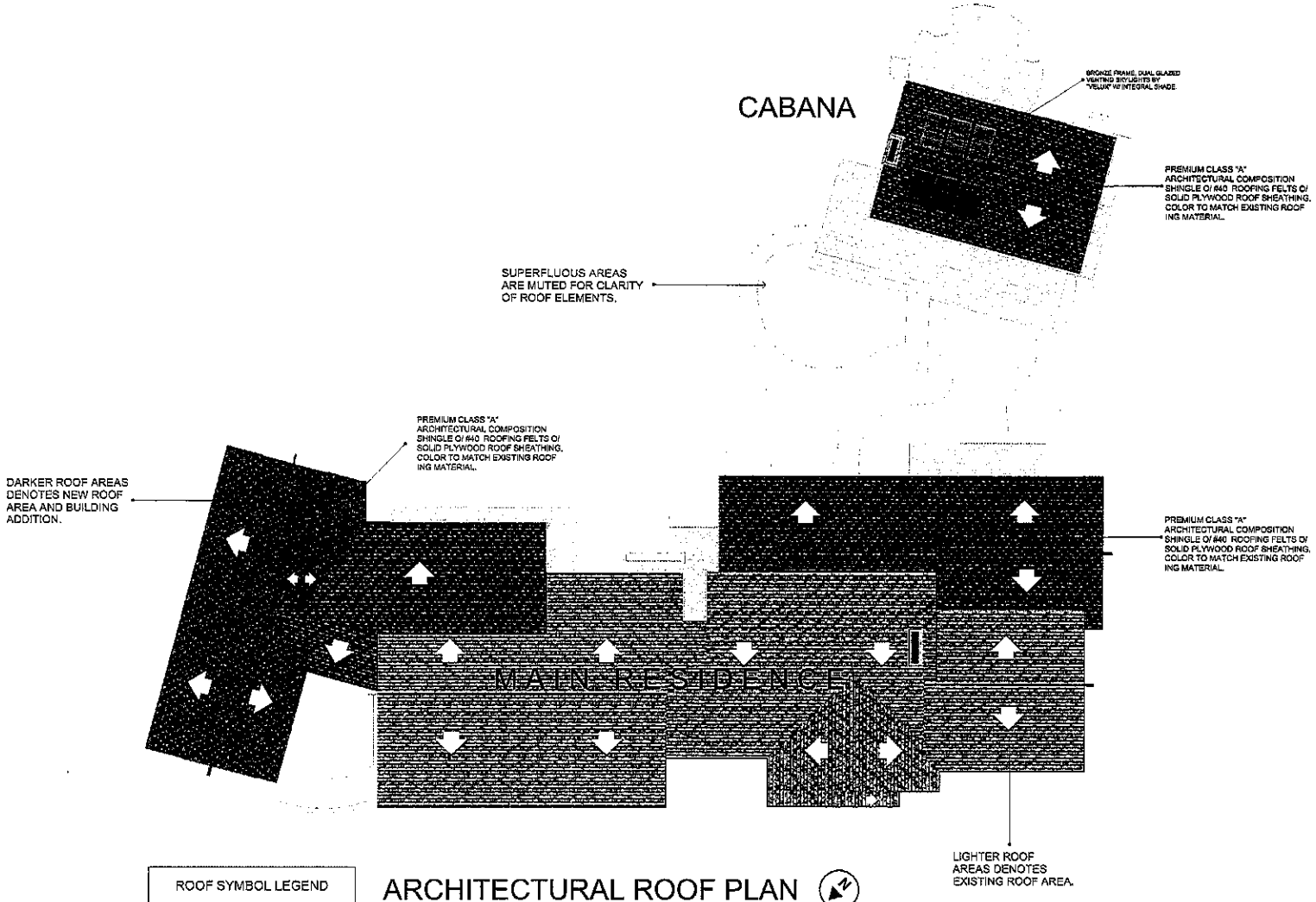
Preliminary Bid / Design Development
02.04.13

PROJECT NO. 1202
PROJECT Gurtner Residence

DRAWN BY B.D.D.
EXTERIOR ELEVATIONS Scale: 3/16"=1'-0"

a

3b



ROOF SYMBOL LEGEND

DENOTES 4:12 ROOF PITCH (EXISTING ROOF PITCH)

DENOTES 2:12 ROOF PITCH

ARCHITECTURAL ROOF PLAN

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

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Portola Valley, CA

Preliminary Bid/ Design Development
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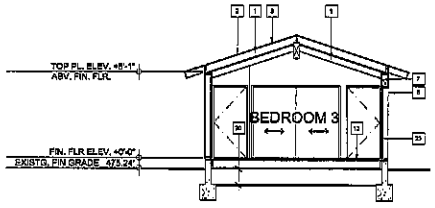
PROJECT NO. 1202
PROJECT Gurtner Residence

DRAWN BY B.D.D.
EXTERIOR ELEVATIONS
Scale: 3/16"=1'-0"

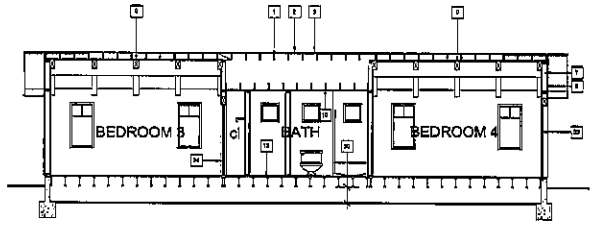
a

SECTIONS ARE FOR GENERAL INFORMATION ONLY. REFER TO STRUCTURAL DRAWINGS FOR DETAILED SIZING AND CONNECTION DETAILS, AND ALL RELATED STRUCTURAL INFORMATION.



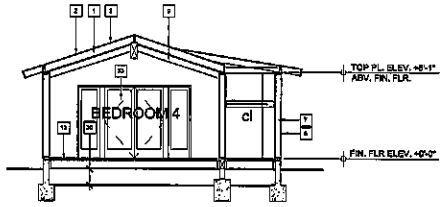
Section C

3/16" = 1'-0"



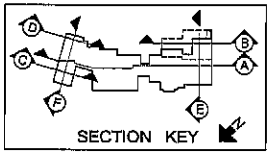
Section F

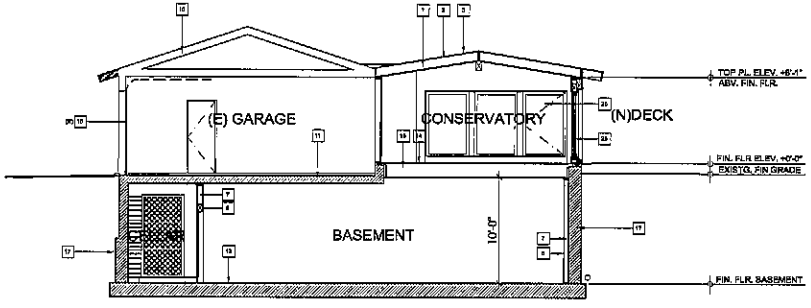
3/16" = 1'-0"



Section D

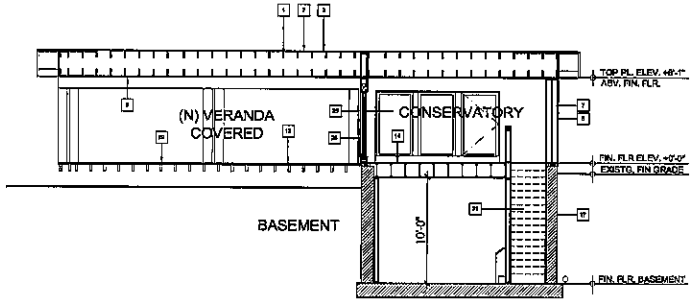
3/16" = 1'-0"





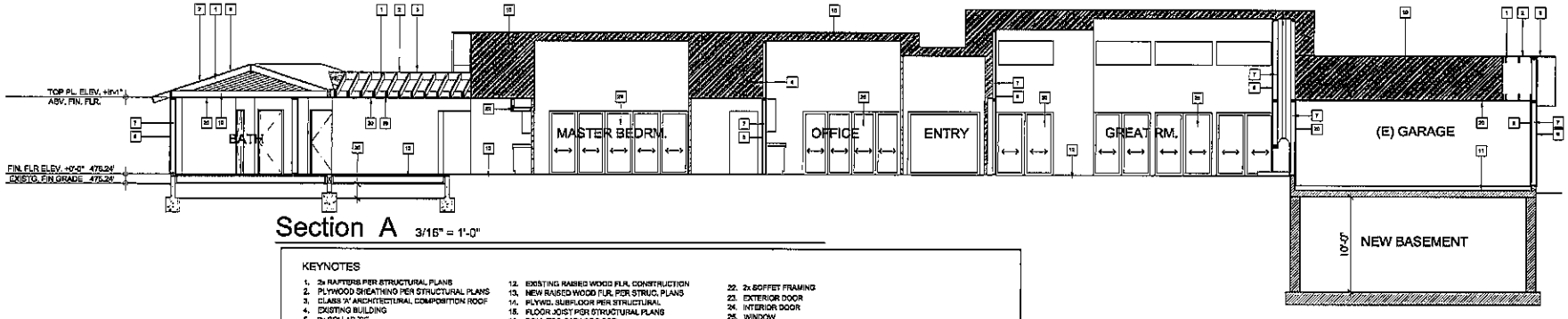
Section E

3/16" = 1'-0"



Section B

3/16" = 1'-0"



Section A 3/16" = 1'-0"

KEYNOTES

1. 2x RAFTERS PER STRUCTURAL PLANS
2. PLYWOOD SHEATHING PER STRUCTURAL PLANS
3. CLASS 'A' ARCHITECTURAL COMPOSITION ROOF
4. EXISTING BUILDING
5. 2x COLLAR TIE
6. CEMENT PLASTER OVER PAPER BACKED LATH
7. NEW 2x STUD WALL PER STRUCT. PLAN
8. 5/8" DRYWALL
9. EXPOSED BEAMS
10. EXISTING ROOF STRUCTURE
11. NEW STRUCTURAL GARAGE SLAB/ BASEMENT CEILING
12. EXISTING RAISED WOOD FLR. CONSTRUCTION
13. NEW RAISED WOOD FLR. PER STRUC. PLANS
14. PLYWD. SUBFLOOR PER STRUCTURAL
15. FLOOR JOIST PER STRUCTURAL PLANS
16. ROLL-TOP GARAGE DOOR
17. NEW RETAINING WALL, SEE STRUCTURAL
18. BAT. INSULATION
19. CEILING JOIST
20. 5/8" TYPE 'X' GYP. BD.
21. 3/4" PLY. TREADS AND RISERS OVER 2X STRINGERS
22. 2x SOFFET FRAMING
23. EXTERIOR DOOR
24. INTERIOR DOOR
25. WINDOW
26. LIFT AND SLIDE DOOR SYSTEM
27. NOT USED
28. FLATWORK
29. EXTERIOR DECKING (new)
30. 1'-6" MIN. CLR. CRAWL SPACE
31.

SECTIONS - MAIN RESIDENCE

MasterWork DEFINITIVE
Architecture and Construction
330 A Street, Suite 141
San Diego, CA 92101
Tel: 858.554.0731
Fax. 858.764.0586
www.masterworkarc.com

A proposed Remodel and Addition for:
Geoffrey and Kathryn Gurtner
230 Shawnee Pass
Portola Valley, CA

Construction Documents Pre-Permit 02.26.13

PROJECT NO. 1202

PROJECT: Gurtner Residence

DRAWN BY: B.D.D., R.S.

FLOOR PLAN(S) Scale: 3/16"=1'-0"

a

5a

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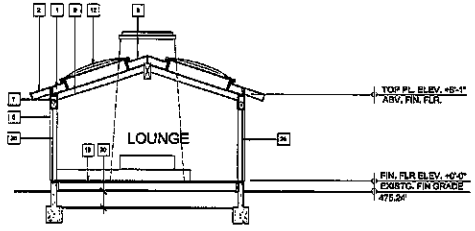
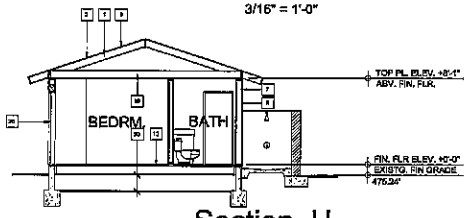


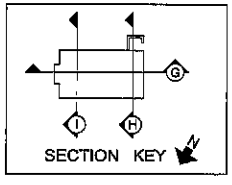
Section I

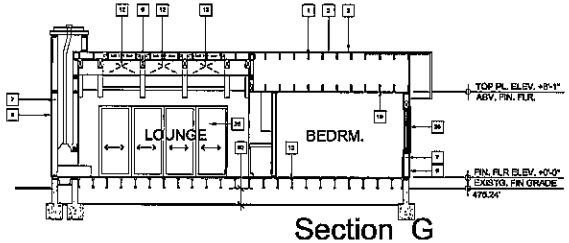
3/16" = 1'-0"



Section H

3/16" = 1'-0"





Section G

3/16" = 1'-0"

KEYNOTES

1. 2x RAFTERS PER STRUCTURAL PLANS
2. PLYWOOD SHEATHING PER STRUCTURAL PLANS
3. CLASS 'A' ARCHITECTURAL COMPOSITION ROOF
4. EXISTING BUILDING
5. 2x COLLAR TIE
6. CEMENT PLASTER OVER PAPER BACKED LATH
7. NEW 2x STUD WALL PER STRUCT. PLAN
8. 5/8" DRYWALL
9. EXPOSED BEAMS
10. EXISTING ROOF STRUCTURE
11. OUTDOOR SHOWER
12. VENTING SKYLIGHTS
13. NEW RAISED WOOD FLR. PER STRUC. PLANS
14. PLYWD. SUBFLOOR PER STRUCTURAL
15. FLOOR JOIST PER STRUCTURAL PLANS
16. ROLL-TOP GARAGE DOOR
17. BUILDING WALL / RETAINING WALL, SEE STRUCTURAL
18. BAT. INSULATION
19. CEILING JOIST
20. 5/8" TYPE 'X' GYP. BD.
21. 3/4" PLY. TREADS AND RISERS OVER 2X STRINGERS
22. 2x SOFFET FRAMING
23. EXTERIOR DOOR
24. INTERIOR DOOR
25. WINDOW
26. LIFT AND SLIDE DOOR SYSTEM
27.
28. FLATWORK
29. 2x8 'T & G' DECKING
30. 1'-8" MIN. CLR. CRAWL SPACE
31.

SECTIONS - CABANA

MasterWork DEFINITIVE
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San Diego, CA 92101
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Fax. 858.764.0586
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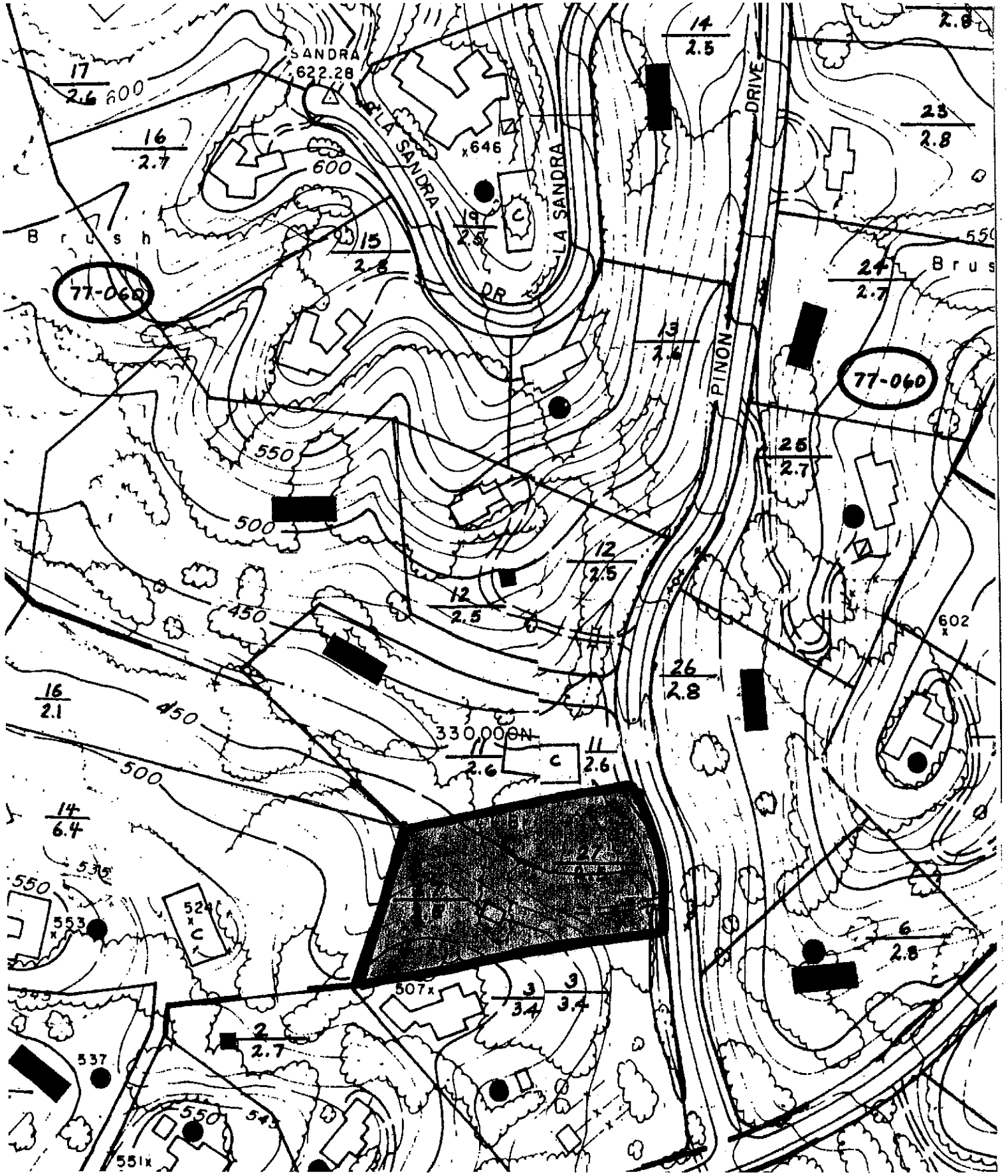
PROJECT NO. 1202
PROJECT: Gurtner Residence

DRAWN BY: B.D.D., R.S.
FLOOR PLAN(S) Scale: 3/16"=1'-0"

a

5b

ARCHITECTURAL REVIEW
FOR RESIDENTIAL REDEVELOPMENT,
117 PINON DRIVE, DIVITA



Vicinity Map
Scale: 1" = 200 feet

AR for Residential Redevelopment, Divita
117 Pinon Drive, Town of Portola Valley
April 2013

RECEIVED

MAR 20 2013

OUTDOOR WATER USE EFFICIENCY CHECKLIST

SPANGLE ASSOC.

To be completed by Applicant

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

DAVID LEPOY, BERNARD TRAINOR + ASSOC. 3.15.2013
Signature Date

RECEIVED
MAR 19 2013
TOWN OF PORTOLA VALLEY

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

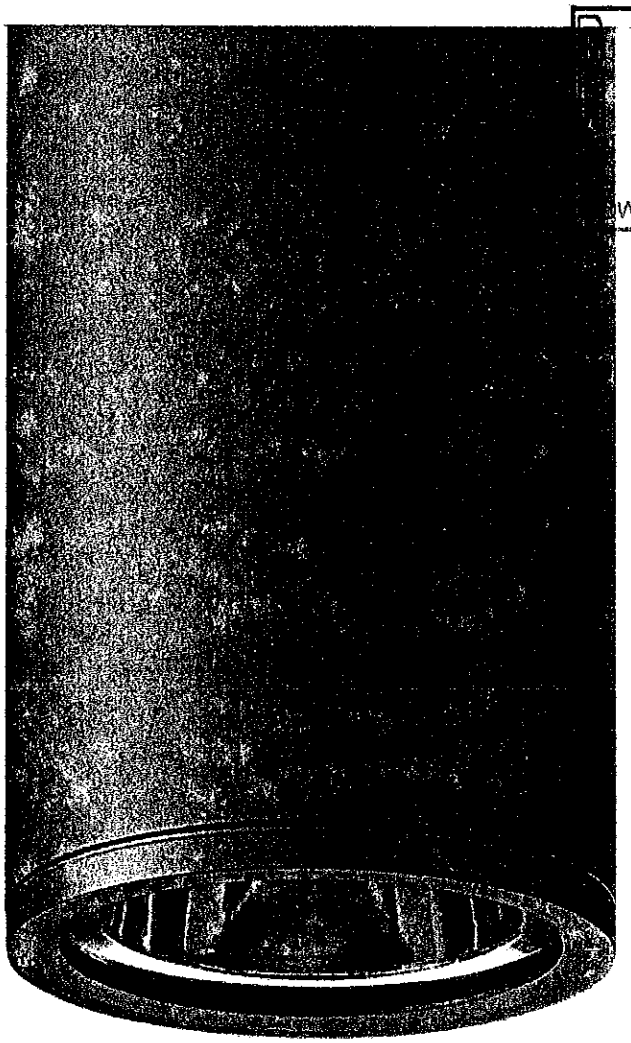
Applicant Name (print): DAVID LEPOY, PROJECT MANAGER Contact Phone #: 831.625.1003

Project Site Address: 117 PLAN, PORTOLA VALLEY, CA

Project Area (sq.ft. or acre): 110,973 # of Units: # of Meters:

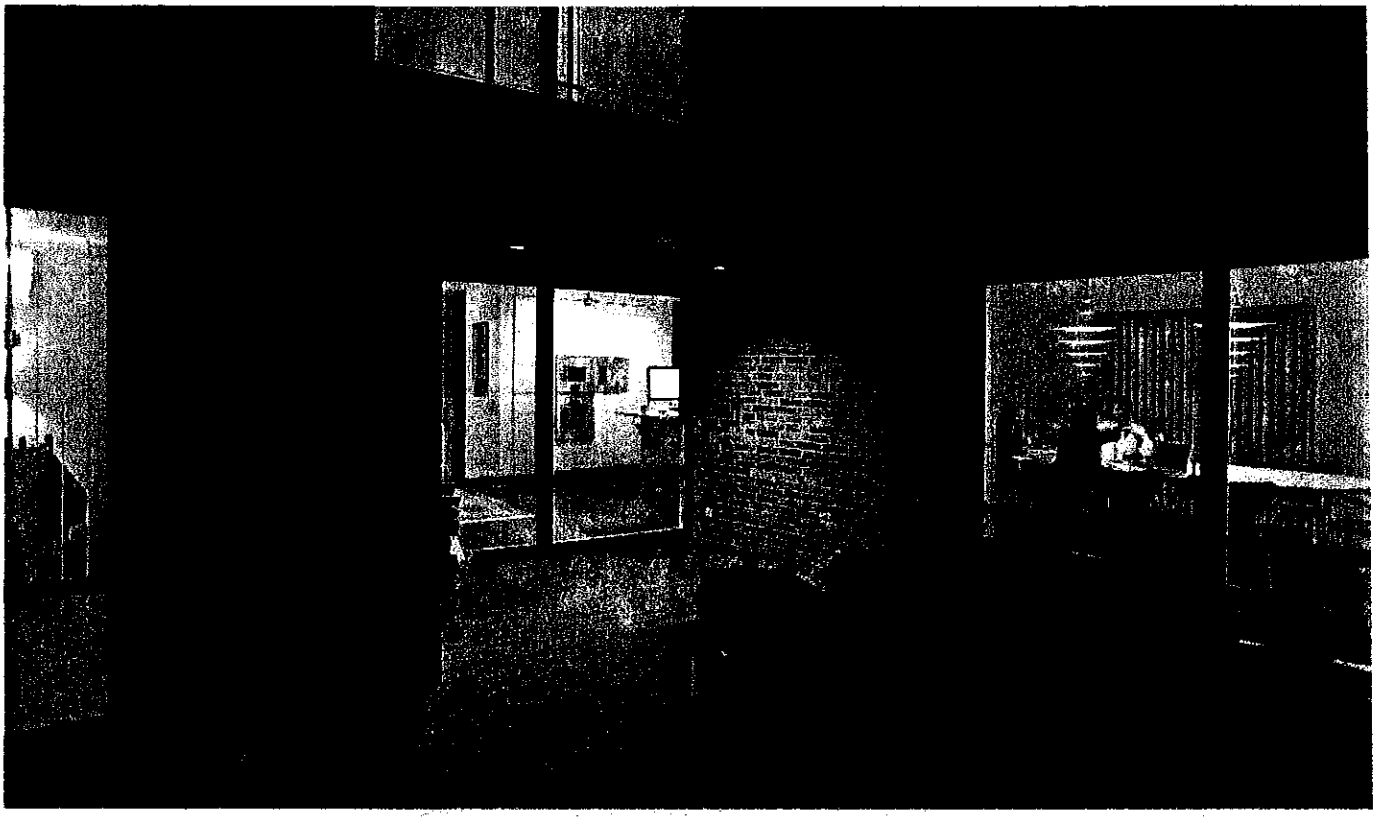
			Agency Review (Pass)	Agency Review (Fail)
	Total Landscape Area (sq.ft.): 4,685		☐	☐
	Turf Irrigated Area (sq.ft.): 0		☐	☐
	Non-Turf Irrigated Area (sq.ft.): 4,685		☐	☐
	Special Landscape Area (SLA) (sq.ft.): 0		☐	☐
	Water Feature Surface Area (sq.ft.): 720 (POOL)			
Turf	Less than 25% of the landscape area is turf	☒ Yes ☐ No, See Water Budget	☐	☐
	All turf areas are > 8 feet wide	☐ Yes	☐	☐
	All turf is planted on slopes < 25%	☐ Yes	☐	☐
Non-Turf	At least 80% of non-turf area is native or low water use plants	☒ Yes ☐ No, See Water Budget	☐	☐
Hydrozones	Plants are grouped by Hydrozones	☐ Yes	☐	☐
Mulch	At least 2-inches of mulch on exposed soil surfaces	☒ Yes	☐	☐
Irrigation System Efficiency	70% ETo (100% ETo for SLAs)	☒ Yes	☐	☐
	No overspray or runoff	☐ Yes	☐	☐
Irrigation System Design	System efficiency > 70%	☐ Yes	☐	☐
	Automatic, self-adjusting irrigation controllers	☐ No, not required for Tier 1 ☒ Yes	☐	☐
	Moisture sensor/rain sensor shutoffs	☒ Yes	☐	☐
	No sprayheads in < 8-ft wide area	☒ Yes	☐	☐
Irrigation Time	System only operates between 8 PM and 10 AM	☒ Yes	☐	☐
Metering	Separate irrigation meter	☐ No, not required because < 5,000 sq.ft. ☒ Yes	☐	☐
Swimming Pools / Spas	Cover highly recommended	☒ Yes ☐ No, not required	☐	☐
Water Features	Recirculating	☐ Yes	☐	☐
	Less than 10% of landscape area	☐ Yes	☐	☐
Documentation	Checklist	☐ Yes	☐	☐
	Landscape and Irrigation Design Plan	☐ Prepared by applicant ☐ Prepared by certified professional	☐	☐
	Water Budget (optional)	☐ Prepared by applicant ☐ Prepared by certified professional	☐	☐
Audit	Post-installation audit completed	☐ Completed by applicant ☐ Completed by certified professional	☐	☐

Cylinder Surface-mounted luminaires

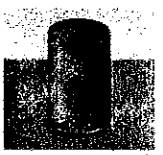


The housing of the Cylinder surface-mounted downlights for general and accent lighting and for wallwashing is made of powder-coated, corrosion resistant aluminium. The Darklight technology combines the maximum visual comfort with the optimum light output ratio. The surface-mounted downlights with an extremely high IP rating are particularly suitable for the transitional areas between indoors and outdoors. Cylinder surface-mounted downlights illuminate entrance zones, arcades or atriums effectively. In indoor areas where protection against moisture or dust is required, they ensure high-quality lighting even in harsh conditions.

Cylinder Surface-mounted luminaires



General lighting
Ambient lighting produced by wide beam light distribution.



Surface-mounted downlights
Wide beam, rotationally symmetrical light distribution for general lighting.

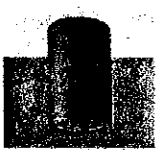
LED
6W - 24W
540lm - 2400lm

Low-voltage halogen lamps
50W - 100W
1250lm - 2200lm

Metal halide lamps
20W - 70W
1650lm - 7500lm

Compact fluorescent lamps
18W
1200lm

Wallwashing
Vertical illuminance for brightening the surroundings and segmenting the exterior landscape.



Surface-mounted lens wallwashers
Asymmetrical light distribution for highly uniform façade illumination.

LED
24W
1920lm - 2400lm

Accentuation
Emphasis of objects or architectural elements produced by a narrow beam.

Surface-mounted directional luminaires
Narrow to wide beam, rotationally symmetrical light distribution for accent lighting.

LED
18W
1440lm - 1800lm
Beam characteristic: Spot

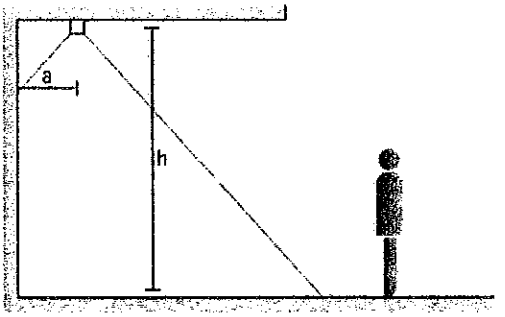
Low-voltage halogen lamps
100W
2200lm
Beam characteristic: Spot

Metal halide lamps
35W - 70W
3700lm - 7500lm
Beam characteristic: Spot

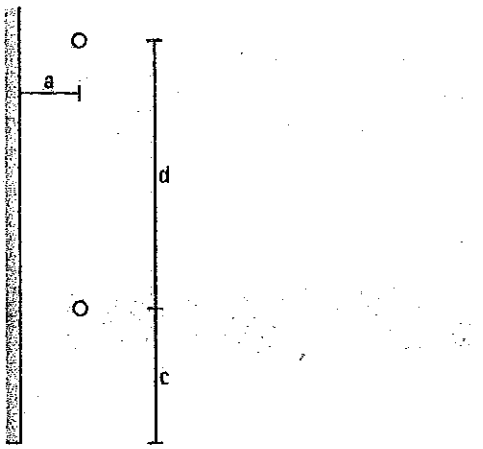
Cylinder Surface-mounted downlights

Lighting technology

Surface-mounted downlights

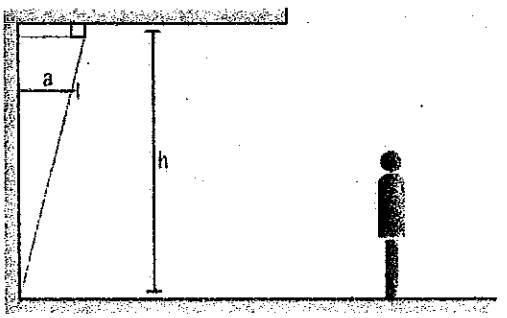


Offset from wall for uniform ground illumination: one third of the ceiling height

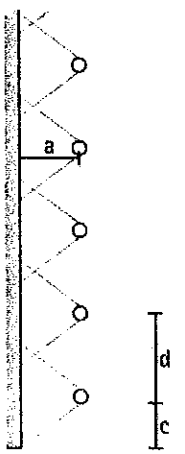


Luminaire spacing: up to 1x ceiling height
Distance to the ceiling level: half the luminaire spacing
Luminaire spacing for visual guidance: up to 2x ceiling height

Surface-mounted lens wallwashers



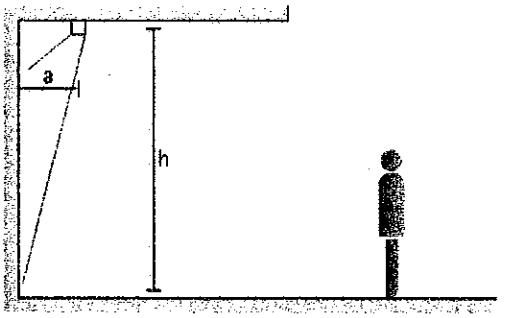
Offset from wall: one third of the room height
Luminaire spacing: equal offset from the wall for uniform wallwashing



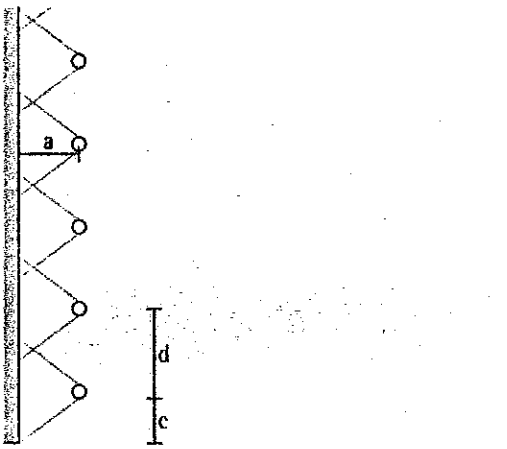
Cylinder Surface-mounted downlights

Lighting technology

Surface-mounted directional luminaires



Offset from wall for wallwashing with sculpture lens: one third of the room height



Luminaire spacing: up to 1.5x offset from wall
Distance to the ceiling level: Half the luminaire spacing

Cylinder Surface-mounted downlights


Surface-mounted downlights

LED

	Size 3, 30°	Size 5, 30°
6.3W 480lm Warm white 3000K	**85043.000**	
6.3W 600lm Neutral white 4000K	**85041.000**	
27W 1740lm Warm white 3000K		**85049.000**
27W 2160lm Neutral white 4000K		**85048.000**

Low-voltage halogen lamps

	Size 3, 30°	Size 5, 30°
50W 1250lm	**85025.000**	
100W 2200lm		**85030.000**

Metal halide lamps

	Size 3, 30°	Size 5, 30°
20W 1650lm	**85044.000**	
35W 3300lm		**85045.000**
70W 6600lm		**85065.000**

Compact fluorescent lamps

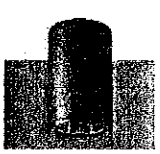
	Size 5, 30°
18W 1200lm	**85060.000**


Surface-mounted lens wallwashers

LED

	Size 5, 40°
27W 1740lm Warm white 3000K	**85057.000**
27W 2160lm Neutral white 4000K	**85054.000**

Cylinder Surface-mounted downlights




Surface-mounted directional luminaires

LED

	Size 5, 30°
20W 1305lm Warm white 3000K	**85051.000**
20W 1620lm Neutral white 4000K	**85050.000**

Low-voltage halogen lamps

	Size 5, 30°
100W 2200lm	**85070.000**

Metal halide lamps

	Size 5, 30°
35W 3300lm	**85085.000**
70W 6600lm	**85090.000**

ERCO addresses

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Leuvensesteenweg 369 bus 7
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Fax: +32 2 347 3882
info.be@erco.com

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office@altronicslight.com

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see Finland

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Fax: +33 1 47 03 96 68

Groupe Régions
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Fax: +33 1 47 03 96 68

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Fax: +995 32 30 80 08
salome@swg.ge

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Fax: +30 210 6253 826
info@modalight.gr

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info.uk@erco.com

Ireland
see Great Britain

Iceland
see Sweden

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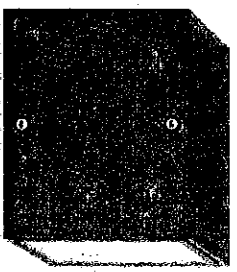
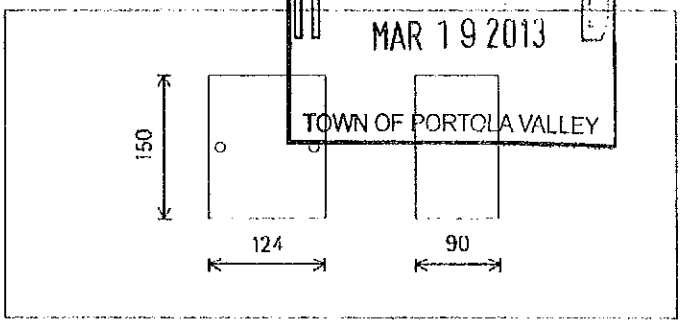
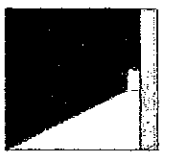
ERCO

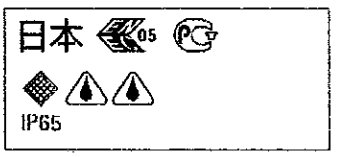
Kubus Floor washlight

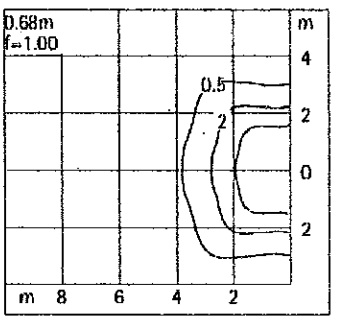
for metal halide lamps











HIT-TC-CE 20W GU6.5 1800lm

33519.000 Graphit m
HIT-TC-CE 20W GU6.5 1800lm
ECG

Product description
Housing and wall plate: corrosion-resistant cast aluminium, No-Rinse surface treatment. Double powder-coated. Optimised surface for reduced accumulation of dirt.
Electronic control gear. 2 cable entries. Through-wiring possible. 3-pole terminal block.
Reflector: aluminium, silver, satin matt anodised.
Spread lens as safety glass.
Protection mode IP65: dust-proof and water jet-proof.
Energy efficiency class: EEI A2
Weight 1.73kg
Housing temperature 55°C
Temperature on the light aperture 77°C
LMF E

ERCO GmbH
Brockhauser Weg 80-82
58507 Lüdenscheid

Technical Region: 230V/50Hz
We reserve the right to make technical and design changes.

ERCO Kubus Floor washlight

Planning data

Cleaning (a)	1				2				3			
Ambient conditions	P	C	N	D	P	C	N	D	P	C	N	D
LMF	0.96	0.94	0.90	0.86	0.93	0.91	0.86	0.81	0.92	0.90	0.84	0.79
RSMF	0.96	0.92	0.87	0.81	0.96	0.92	0.87	0.81	0.96	0.92	0.87	0.81

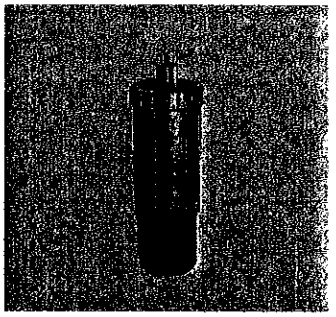
Hours of operation (h)	2000	4000	6000	8000	10000	12000	15000
LLMF	0.94	0.90	0.87	0.85	0.83	0.82	0.80
LSF	1	1	1	1	1	1	1

MF	LMFxRSMFxLLMFxLSF
MF	Maintainance Factor
LMF	Lumiaire Maintenance Factor
RSMF	Room Surface Maintenance Factor
LLMF	Lamp Lumens Maintenance Factor
LSF	Lamp Survival Factor
P	Room pure
C	Room clean
N	Room normal
D	Room dirty

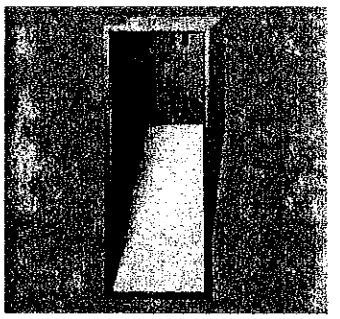
ERCO

Kubus Floor washlight

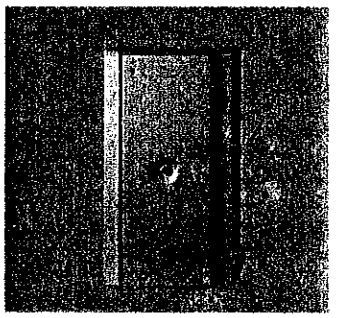
Accessories



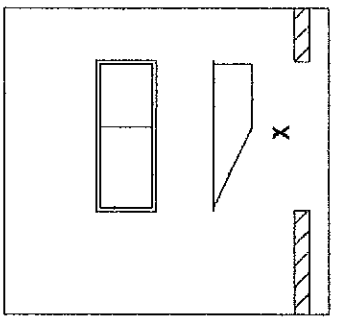
34974.000
Distribution box, IP68
With four cable entries, 7-25mm.
Plastic.
ø 102mm, L 305mm.
Weight 0.47kg
3m
IP68

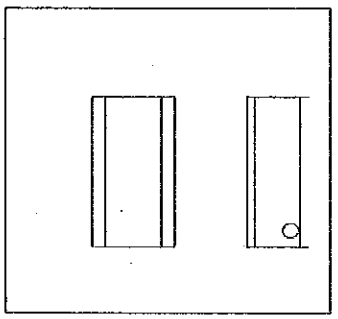


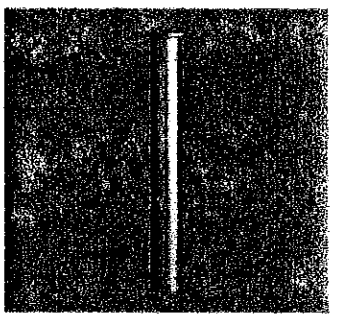
33525.000
Recessed mounting plate
for concrete housings and housings for recessed mounting.
Metal, graphit m, powder-coated.
2 cable entries.
Concrete housings and housings for recessed mounting to be ordered separately.
Weight 0.39kg



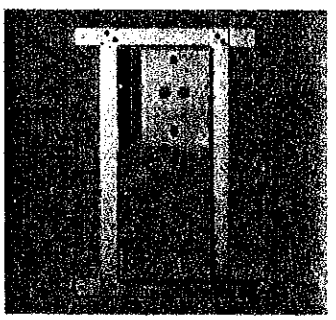
33524.000
Concrete housing
Metal, hot-dip galvanised.
2 cable entries.
Recommended 0-8mm aggregate for the concrete.
Recessed mounting plate to be ordered separately.
Weight 3.50kg
Only in conjunction with:
33525.000



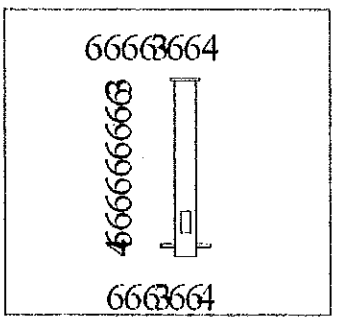


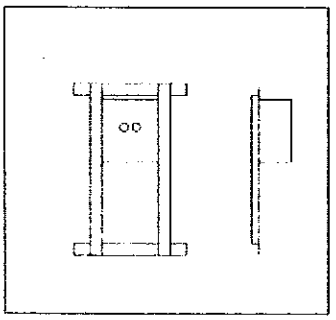


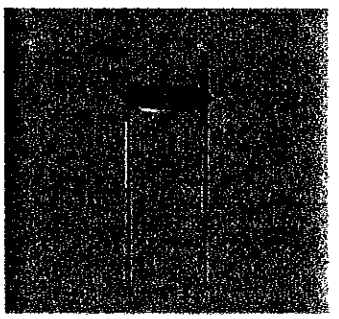
33975.000
Ground socket
Metal, hot-dip galvanised.
Cable entry.
Weight 1.75kg
Only in conjunction with:
33363.000



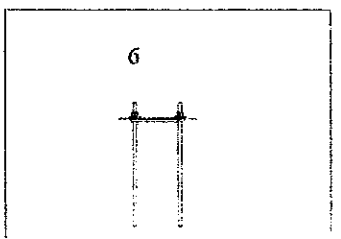
33526.000
Housing for recessed mounting
for recessed mounting in brickwork.
Corrosion resistant stainless steel.
2 cable entries.
Recessed mounting plate to be ordered separately.
Weight 1.00kg
Only in conjunction with:
33525.000





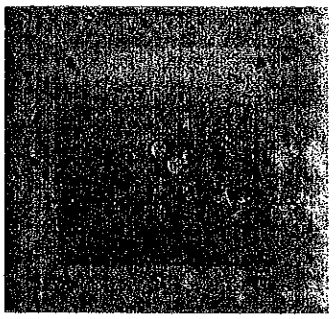


33979.000
Concrete anchor
Mounting plates with threaded bar and fixing screws. Individual parts to be assembled on-site.
Weight 0.25kg
Only in conjunction with:
33363.000

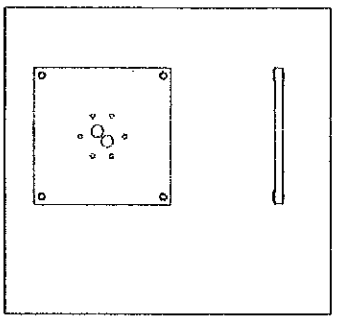


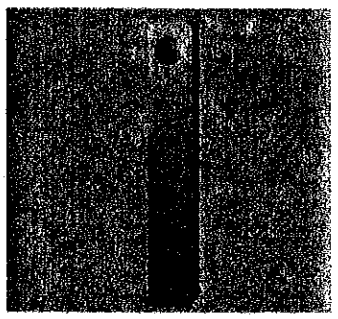
ERCO Kubus Floor washlight

Accessories

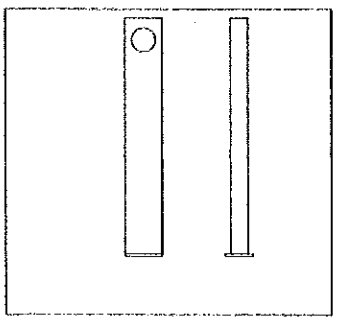


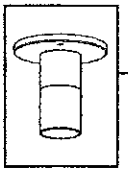
33983.000
Mounting plate
Corrosion-resistant cast aluminium, No-Rinse surface treatment. Graphit m, double powder-coated.
Weight 1.00kg
Only in conjunction with:
33363.000





33363.000
Post
Aluminium profile, No-Rinse surface treatment. Double powder-coated.
Base plate for mounting on ground socket, concrete anchor or mounting plate: cast aluminium.
2 screwed cable glands M20.
Mounting accessories to be ordered separately.
Weight 2.70kg





BKSSL SOLID STATE LIGHTING

the power of with adjust-e-lume™ TECHNOLOGY

ARTI-STAR™ SURFACE DOWNLIGHT

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

Example	S	- SM	- AR	- LED	- e22	- MFL	- A5	- BRU	- 12	- 11	- C

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

Series
- SM - Surface Downlight

Fixture
- AR - Arti-Star™

Source
- LED - 'e' Technology with Integral Driver

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

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

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

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

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

Finish

Aluminum Finish

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

Brass Finish

Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Finish

Machined	MAC
Polished	POL
Brushed	BRU (Interior use only)

Premium Finish

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

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

Shielding
- 11 - Honeycomb Baffle

Cap Style
- C - Flush
- D - 45° Less weephole
- E - 90° Less weephole

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e36	2700K	8.4	90
e22	3100K	8.4	90
e23	4100K	8.4	75
e24	Red (627nm)	7.9	~
e25	Green (530nm)	8.4	~
e26	Blue (470nm)	8.4	~
e27	Amber (590nm)	7.9	~

L70 DATA

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

*OPTICAL DATA

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

B-K LIGHTING

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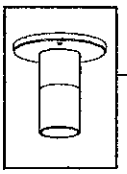
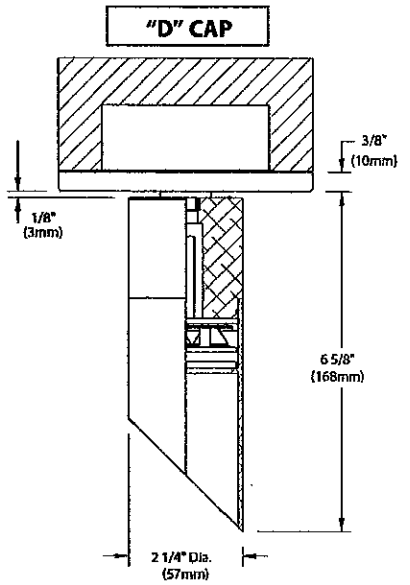
SUBMITTAL DATE	DRAWING NUMBER
12-13-11	SUB001155

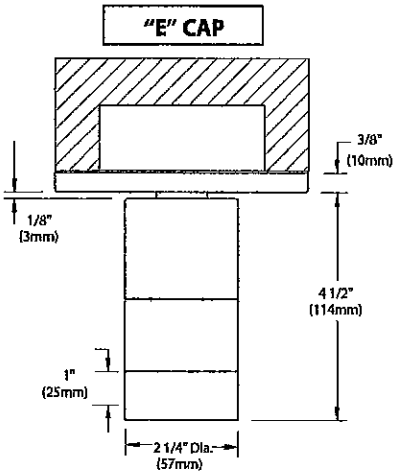


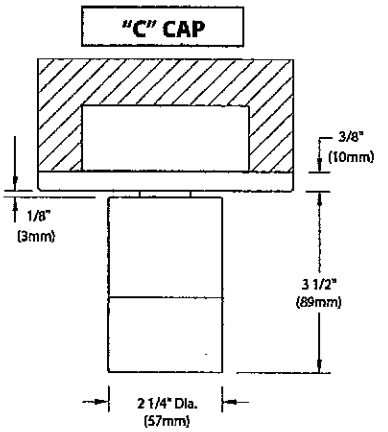
the power of BKSSL with adjust-e-lume™ TECHNOLOGY

ARTI- STAR™
SURFACE DOWNLIGHT

PROJECT:	
TYPE:	

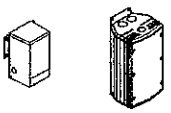




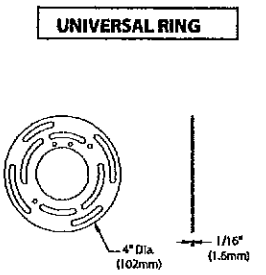


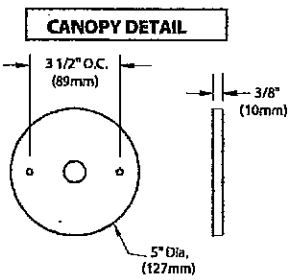
Accessories *(Configure separately)*

Remote options:



TR Series PMRM™





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

SPECIFICATIONS

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

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

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life.

Cap
Fully machined. Accommodates (1) lens or louver media. Choose from flush lens ('C'), 45° cutoff ('D'), or 3/8" deep bezel with 90° cutoff ('E'), cap styles.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

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

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

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

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

Installation
5" dia., machined canopy with stainless steel universal mounting ring permits mounting to 4" octagonal junction box (by others).

Transformer
For use with 12VAC BKSSL remote transformer.

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

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

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

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP66 Rated. Made in USA.

Intertek USA lighting facts RoHS

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

B-K LIGHTING | 40429 Brickyard Drive • Madera, CA 93636 • USA | 559.438.5800 • FAX 559.438.5900 | www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
12-13-11	SUB001155

adjust-e-lume™ TECHNOLOGY

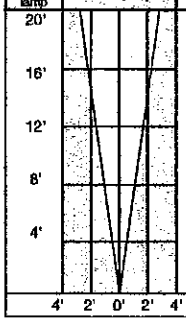
Photometry for use with e36 **2.7K**

Select OptiKit™ for desired distribution

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

Set adjust-e-lume™ Dial to desired output

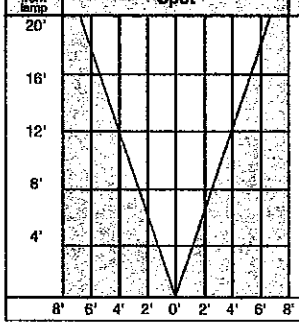
Narrow Spot



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

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

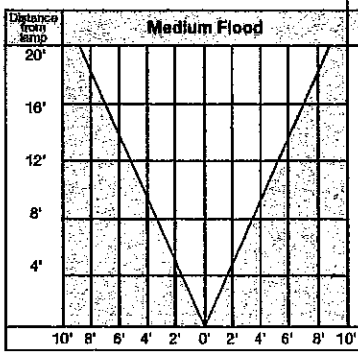
Spot



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.6	2.1	3.3	4.3	5.3	5.9	6.1	6.3	6.3
16'	2.6	3.3	5.2	6.7	8.2	9.3	9.6	9.8	9.9
12'	4.5	5.8	9.3	12.0	14.7	16.5	17.0	17.5	17.5
8'	10.2	13.0	20.9	26.9	33.0	37.0	38.3	39.4	39.4
4'	40.9	52.1	83.4	107.8	131.9	148.1	153.1	157.5	157.8

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

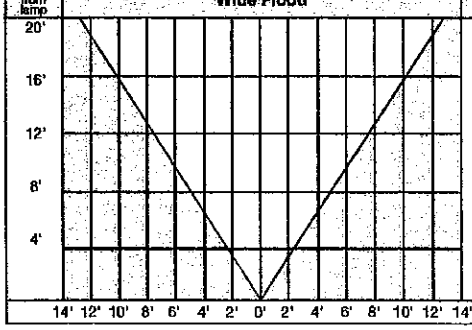
Medium Flood



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

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

Wide Flood



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

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

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adjust-e-lume™ TECHNOLOGY

Photometry for use with e22 **3K**

Select OptiKit™ for desired distribution

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

Set adjust-e-lume™ Dial to desired output

Narrow Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.4	2.9	4.9	6.1	7.3	8.8	9.1	9.3	9.3
16'	3.8	4.6	7.6	9.6	11.4	13.8	14.3	14.5	14.6
12'	6.7	8.2	13.5	17.0	20.3	24.5	25.4	25.7	25.9
8'	15.1	18.4	30.3	38.2	45.8	55.2	57.0	57.9	58.2
4'	60.3	73.6	121.3	152.8	183.1	220.9	228.2	231.6	232.8

4' 2' 0' 2' 4'

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

Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.6	2.1	3.1	4.1	4.9	6.0	6.1	6.2	6.3
16'	2.5	3.3	4.9	6.4	7.6	9.3	9.6	9.8	9.9
12'	4.5	5.9	8.7	11.4	13.6	16.6	17.0	17.3	17.5
8'	10.2	13.2	19.5	25.6	30.5	37.3	38.3	39.0	39.4
4'	40.6	52.7	78.1	102.3	121.9	149.1	153.1	156.0	157.6

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

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

Medium Flood

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

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

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

Wide Flood

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

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

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

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adjust-e-lume™ TECHNOLOGY

Photometry for use with e23 **4K**

Select OptiKit™ for desired distribution

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

Set adjust-e-lume™ Dial to desired output

Narrow Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.7	3.7	5.5	6.9	8.5	10.1	10.4	10.6	10.6
16'	4.3	5.7	8.7	10.8	13.3	15.7	16.2	16.5	16.5
12'	7.6	10.2	15.4	19.2	23.6	27.9	28.8	29.3	29.4
8'	17.1	23.0	34.7	43.2	53.0	62.8	64.8	66.0	66.1
4'	68.6	91.8	138.6	172.9	212.1	251.3	259.2	263.8	264.3

4' 2' 0' 2' 4'

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

Spot

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

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

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

Medium Flood

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

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

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

Wide Flood

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

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

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

Arti-Star Surface Downlight™ - Spot

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	**253**
Watts	**8.2**
Lumens per Watt (Efficacy)	**30**
Color Accuracy Color Rendering Index (CRI)	**83**
Light Color Correlated Color Temperature (CCT)	3182 (Bright White)

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

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

Registration Number: GCXV-SJC376
Model Number: SM-AR-LED-e22-SP-12-C
Type: Surface-mounted downlight

Arti-Star Surface Downlight™ - Spot

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	**354**
Watts	**8.1**
Lumens per Watt (Efficacy)	**43**
Color Accuracy Color Rendering Index (CRI)	**68**
Light Color Correlated Color Temperature (CCT)	4080 (Bright White)

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

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

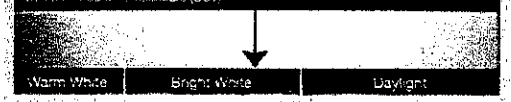
Registration Number: GCXV-VB4GNV
Model Number: SM-AR-LED-e23-SP-12-C
Type: Surface-mounted downlight

Arti-Star Surface Downlight™ - Narrow Spot

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	**365**
Watts	**8.2**
Lumens per Watt (Efficacy)	**44**
Color Accuracy Color Rendering Index (CRI)	**68**
Light Color Correlated Color Temperature (CCT)	4102 (Bright White)



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

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

Registration Number: GCXV-CXJTS6
Model Number: SM-AR-LED-e23-NSP-12-C
Type: Surface-mounted downlight

Arti-Star Surface Downlight™ - Med. Flood - Rectilinear

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	**299**
Watts	**8.5**
Lumens per Watt (Efficacy)	**35**
Color Accuracy Color Rendering Index (CRI)	**66**
Light Color Correlated Color Temperature (CCT)	4022 (Bright White)

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

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

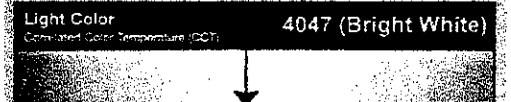
Registration Number: GCXV-HEF1GF
Model Number: SM-AR-LED-e23-MFL-13-C
Type: Surface-mounted downlight

Arti-Star Surface Downlight™ - Med. Flood

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	**346**
Watts	**8.2**
Lumens per Watt (Efficacy)	**42**
Color Accuracy Color Rendering Index (CRI)	**68**
Light Color Correlated Color Temperature (CCT)	4047 (Bright White)



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

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

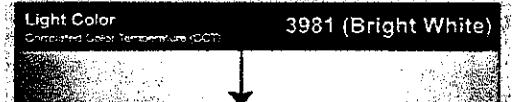
Registration Number: GCXV-YTVEAL
Model Number: SM-AR-LED-e23-MFL-12-C
Type: Surface-mounted downlight

Arti-Star Surface Downlight™ - W Flood

lighting facts℠

A Program of the U.S. DOE

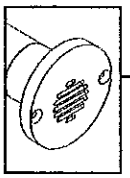
Light Output (Lumens)	**345**
Watts	**8.3**
Lumens per Watt (Efficacy)	**41**
Color Accuracy Color Rendering Index (CRI)	**67**
Light Color Correlated Color Temperature (CCT)	3981 (Bright White)



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

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

Registration Number: GCXV-DJ7ZDD
Model Number: SM-AR-LED-e23-WFL-12-C
Type: Surface-mounted downlight



the power of e

LOUVERED YACHT STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

	YSL	LED				C
Example:	B	- YSL	- LED	- E20	- MIT	- C

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

Series
- YSL - Louvered Yacht Star™

Source
- LED - 'e' Technology with Integral Driver

LED Type
- e37 - 8WLED/2.7K
- e16 - 8WLED/3K
- e17 - 8WLED/4K
- e18 - 8WLED/Red
- e19 - 8WLED/Green
- e20 - 8WLED/Blue
- e21 - 8WLED/Amber

Finish

Aluminum Finish

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

Brass Finish

Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Finish

Machined	MAC
Polished	POL
Brushed	BRU (Interior use only)

Premium Finish

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

Louver
- C - Round, 30°

LM79 DATA

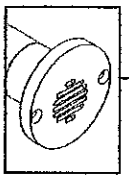
BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e37	2700K	8.3	90
e16	3100K	8.3	90
e17	4100K	8.3	75
e18	Red (627nm)	7.8	~
e19	Green (530nm)	8.3	~
e20	Blue (470nm)	8.3	~
e21	Amber (590nm)	7.8	~

L70 DATA

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

B-K LIGHTING
40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
12-13-11	SUB001031

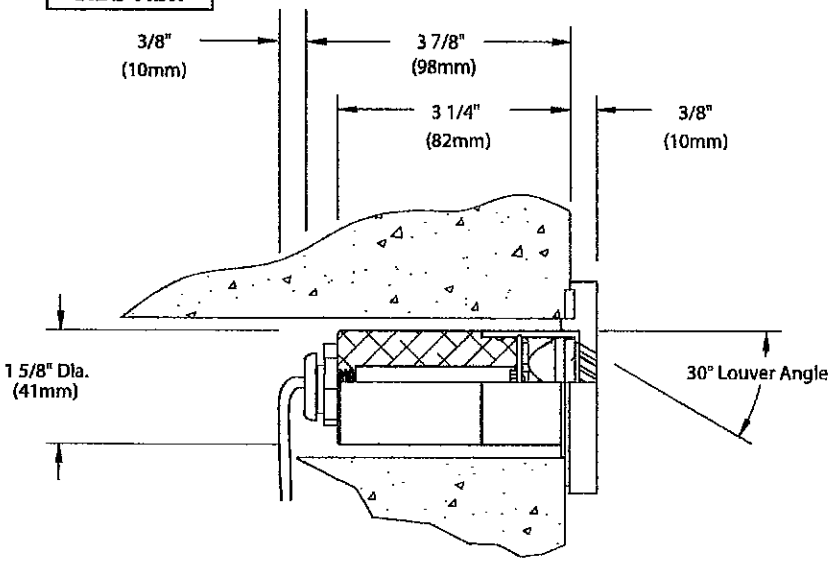


the power of e

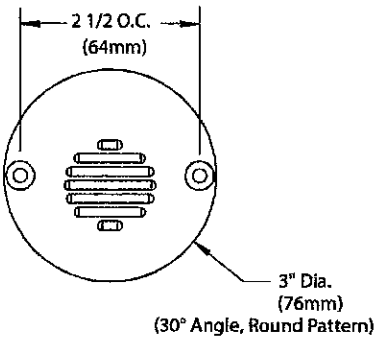
LOUVERED YACHT STAR™

PROJECT:	
TYPE:	

SIDE VIEW



FACEPLATE DETAIL



Accessories *(Configure separately)*

Remote options:

TR Series

PMRM™

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

SPECIFICATIONS

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

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Core Drill
Allows for mounting into existing structures that will not easily accept a standard box. 2" dia. hole required for slip fit.

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal. Provided with hard-coat (Type III) black anodize finish for maximum corrosion resistance. Weather-tight cable connector with 5'0," 18Ga., 2 wire low voltage cable.

Faceplate
Fully machined from solid billet. Countersunk holes provide for flush hardware mounting (by others). 1/8" thick HT-805A silicone foam gasket with acrylic adhesive for water-tight seal. Accommodates (1) lens or louver media.

Louvers and Cutoff
Louver pattern is machined into faceplate to prevent direct view to the source at nadir. 30° optical cutoff for mounting heights well below typical visual glare angles.

Lens
Shock resistant, tempered, glass lens is factory adhered to faceplate and provides hermetically sealed optical compartment.

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

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

Optics
Rectilinear design provides wide lateral distribution and long forward throw.

Transformer
For use with 12VAC BKSSL remote transformer.

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

Hardware
Tamper-resistant, stainless steel hardware. Mounting hardware by others.

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

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Standard 8750 and Certified to CAN/CSA C22.2 No. 9, CSA TIL B-58B, RoHs compliant. Suitable for indoor or outdoor use. Suitable for installation in combustible materials (Type Non-IC). Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP65 Rated. Made in USA.

ETL Intertek · USA · lighting facts · RoHS

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

B-K LIGHTING
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www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
12-13-11	SUB001031

Louvered Yacht Star™

LED **lighting facts**®

A Program of the U.S. DOE

Light Output (Lumens)	**50**
Watts	**8.2**
Lumens per Watt (Efficacy)	**6**
Color Accuracy Color Rendering Index (CRI)	**67**

Light Color Correlated Color Temperature (CCT): **4116 (Bright White)**

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

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

Registration Number: GCXV-WQP6KH (3/21/2012)
Model Number: YSL-LED-e17-C
Type: Outdoor path/step/rail light

HYDREL
An AcuityBrands Company

IP68 4M

4421 WET NICHE MOUNT

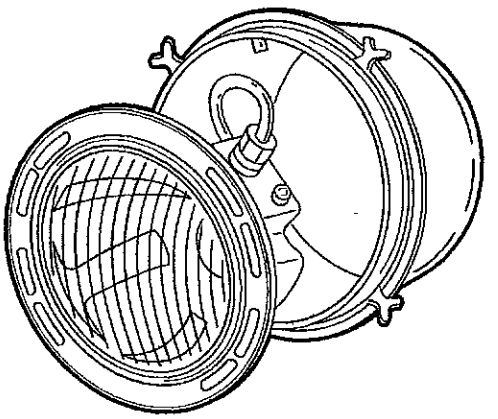
LINE VOLTAGE SWIMMING POOL FIXTURE

TYPE	JOB NAME
SPANGLE ASSOC.	
PART NUMBER	

Model	Material	Lamp Type	Voltage	Lens	Mounting	Conduit	Cord	Application	Lamp	Listing

DESCRIPTION

The 4421 is a compact wet niche mounted 500W Max. quartz halogen fixture for swimming pools. It includes a low level cut-off device to protect against fixture overheating in the event of a low water condition. Designed for the T-4 mini-can quartz lamp, it is compact in size. The overall depth of the niche is 6", making it ideal for installation within a shallow wall.



FEATURES & SPECIFICATIONS

FIXTURE HOUSING & DOOR: Heavy wall cast bronze construction.

NICHE: Stainless steel with cast bronze mounting ring, which has provisions for positive locking of fixture into position, and four ears for tie to forms or steel structural rods. Pressure grounding lug on interior and exterior surfaces. Conduit entrance is 3/4" NPT with 3/4" x 1/2" NPT reducer bushing supplied.

LAMP: See ordering guide.

SOCKET: Mini-can base type with 200°C insulated leads.

DISTRIBUTION: Reflector is parabolic spun copper, chrome plated.

LENS: Heat resistant tempered glass with a 30° spread and 15° downward deflection.

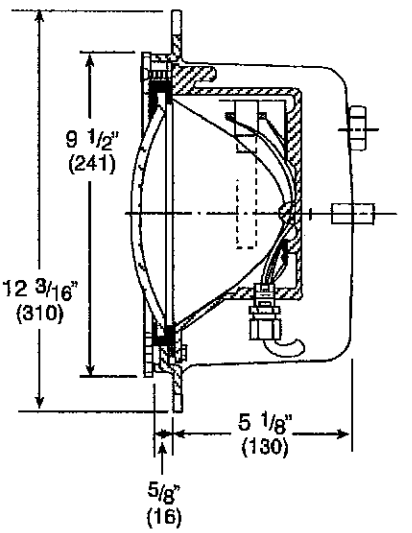
GASKET: Single-piece molded U-shaped silicone.

CORD: Minimum of 35' of #16-3ST submersible rated cord. Cord entrance is brass, water-tight seal and epoxy encapsulated. ***Cord length must be specified.***
NOTE: *Sufficient cord should be coiled in the fixture niche to allow for the removal of fixture to above water level for re-lamping.*

FACTORY LEAK TESTED: Fixtures are tested at 10 PSI (0.70kg/cm²) internal pressure while totally submerged in water.

LOW WATER CUT-OFF: Temperature sensing low water cut-off standard.

LISTING: U.L., C.S.A.



WARNING: The use of a Ozone generators, Chlorine generators, Copper/Silver Ion generators or certain chemicals for water purification may cause damage to the fixture if not properly used. When such water purification methods are used, be sure to monitor water conditions. Subjecting the fixtures to "extreme conditions"/"harsh environments" may cause corrosion and premature failure of components.

APPROVALS

NOTE: HYDREL RESERVES THE RIGHT TO MODIFY SPECIFICATION WITHOUT NOTICE. Any dimension on this sheet is to be assumed as a reference dimension: "Used for information purposes only. It does not govern manufacturing or inspection requirements." (ANSI Y14.5-1973)

6/28/10
4421_NM_SWM

20660 Nordhoff St., Suite B
Chatsworth, CA 91311
Phone: 866.533.9901
Fax: 866.533.5291
www.hydrel.com

HYDREL
An AcuityBrands Company

IP68 4M

4421 ORDERING INFORMATION

60 Hz Application

Choose the boldface catalog nomenclature that best suits your needs.

PART NO.
____ ____ ____ ____ ____ ____ ____ ____ ____ ____ ____ ____

EXAMPLE:

4421 B 500Q 120 CLS NM 34B CSL35 SWM LPI

Model
- ☐ **4421**

Lamp Type[1]
- ☐ **100Q** T4 MC
- ☐ **150Q** T4 MC
- ☐ **250Q** T4 MC
- ☐ **400Q** T4 MC
- ☐ **500Q** T4 MC

Lens
- ☐ **CLS** Convex Lens Swim

Conduit Entries
- ☐ **34B** 3/4 NPT on Bottom

Application
- ☐ **SWM** Swimming Pool Fixture

Listing
- ☐ **CSA** Canadian Standard Association

Voltage
- ☐ **120**

Cord Set Length
- ☐ **CSL__** 35'-120' of cord available in 5' increments

Material
- ☐ **B** Bronze

Mounting
- ☐ **NM** Niche Mt

Lamp
- ☐ **LPI** Lamp Included

Notes:
[1] 500Q will be used if no lamp is chosen.

6/28/10
4421_NM_SWM

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Phone: 866.533.9901
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STEALTH®

SSL-DLED
RECESSED LUMINAIRE

DESCRIPTION

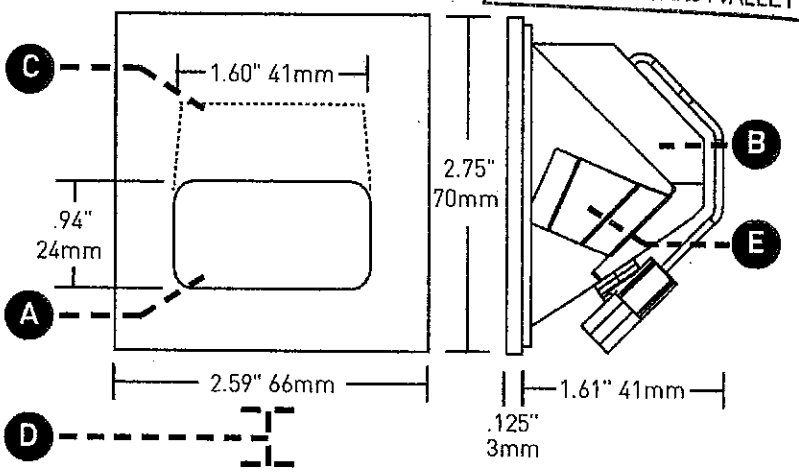
A General
Regressed LED with slot aperture for glare-free, energy efficient, path, step and accent lighting; suitable for dry or wet, interior or exterior applications

B Special Features
Dimmable 1W LED (dimming by power supply); LED/heat sink module is replaceable

C Effects Devices
Provided with sealed linear spread lens; consult factory for availability of color gels

D Mounting
Optimum 18" (457mm) above walking surface; 36" (914mm) on-center

E Retention
Torsion spring clips secure fixture into back box, mounting plate or appropriately sized cut-out; additional set screws included with locking version



TECHNICAL

CONSTRUCTION

Cast 316 stainless steel or bronze depending on finish

ELECTRICAL

The system requires a proprietary remote hardwire driver assembly (PSA-LED-350-10-H non-dimmable power supply or PSA-LED-350-10-H-DIM dimmable power supply, each order separately). The power supply may be installed up to 40' (12.2m) from the luminaires. Each power supply is capable of powering up to 9 luminaires in either a home run or parallel method. See page 3 for DC power supplies.

MOUNTING

See page 2 for mounting options.

LED

The standard 1W DC LED is available in color temperatures of 3300 °K and 5400 °K. Alternate LED colors may be substituted, consult factory for options. Average rated lamp life of 50,000+ hours.

LISTING

ETL listed for dry/damp and wet locations; CE marked; IP65 rated; Dark-Sky approved

WARRANTY

Manufacturer's one year warranty guarantees product(s) listed to be free from defects in material workmanship under normal use and service. Warranty is conditional upon use of manufacturer supplied transformer or ballast.

ORDERING INFORMATION (fitting)

Example: SSL-DLED-3K-NBR-NL

SSL-DLED			
SERIES	COLOR TEMP	FINISH	LOCKING
SSL-DLED	**3K** 3300 °K	**W** White Powdercoat	**NL** Non-Locking
	5K 5400 °K	**B** Black Powdercoat	**L** Locking
	CK Custom Color	**C** Chrome	
		IG Industrial Gray	
		NBR Natural Bronze	
		SS Brushed Stainless Steel	
		BR Brushed Bronze	

LUCIFER LIGHTING COMPANY

luciferlighting.com

3750 IH35 North
San Antonio, Texas 78219
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[FAX] +1-210-227-4967

[110410]

STEALTH®

MOUNTING OPTIONS

SSL-DLED

DESCRIPTION

COLLAR (SSL-RM, SSL-CC)

Steel collar for mounting fitting directly into drywall/ plasterboard (SSL-RM) or into a cavity or bore (SSL-CC). Requires use of separate power supply.

SSL-BBTD

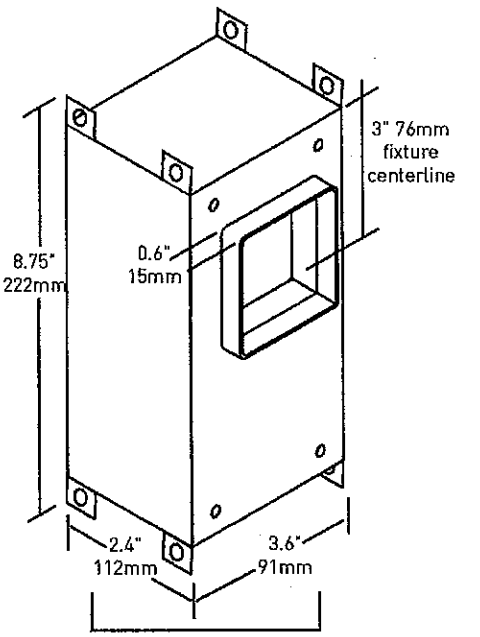
Steel powered back box which can be roughed in drywall/ plasterboard, then to receive fitting, which is easily removable. SSL-BBTD (DC) includes integral non-dimmable 120V-240V primary, 350mA (1W) secondary LED driver. ETL listed for through wiring.

SSL-BB

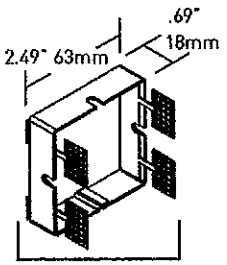
Aluminum non-powered back box which can be roughed in drywall/ plasterboard, then to receive fitting, which is easily removable. Concrete-pour rated. Requires use of separate power supply.

MOUNTING PLATE (SSL-MP, SSL-DGMP)

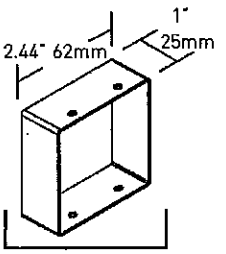
Stainless steel flange for mounting fitting without a back box. SSL-DGMP readily mounts to a standard double gang junction box. Requires use of separate power supply.



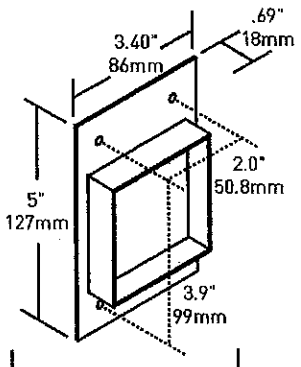
SSL-BBTD



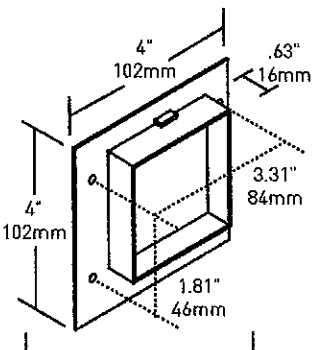
SSL-RM



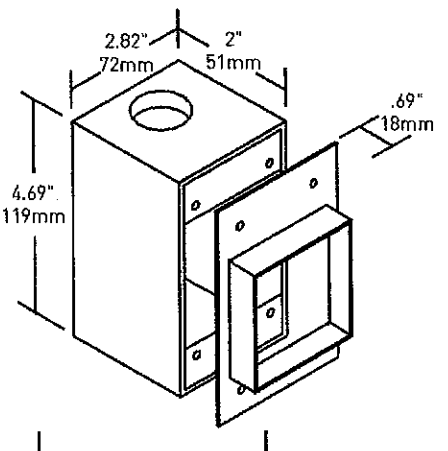
SSL-CC



SSL-MP



SSL-DGMP



SSL-BB

ORDERING INFORMATION (mounting)

MOUNTING OPTION			
SSL-RM	Remodel collar (for mount in drywall)	**SSL-BB**	Non-powered back box assembly
SSL-CC	Cavity collar (for mount in bore; screw-in or glue-in)	**SSL-MP**	Mounting plate only
SSL-BBTD	Non-dimmable powered back box assembly for SSL-DLED		

LUCIFER LIGHTING COMPANY

luciferlighting.com

3750 IH35 North
San Antonio, Texas 78219
[PH] +1-210-227-7329
[FAX] +1-210-227-4967

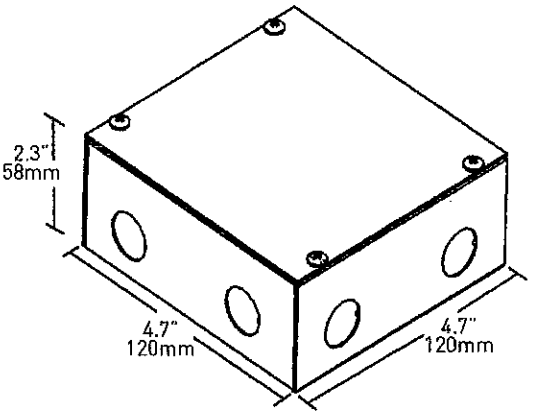
[110410]

POWER SUPPLY OPTIONS

PSA-LED-350-10-H

Non-dimmable power supply for hardwire applications. Consists of a steel compartment with integral conventional Class II 120V primary, 350mA (10W max) secondary LED driver. Capable of powering up to 9 luminaires in either a home run or parallel method.

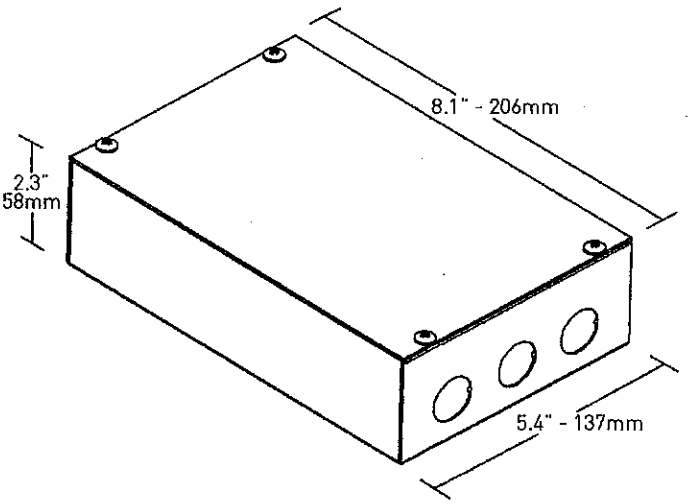
PSA-LED-350-10-H



PSA-LED-350-10-H-DIM

Dimmable power supply for hardwire applications. Consists of a steel compartment with integral conventional Class II 120V primary, 350mA (10W max) secondary LED driver. Capable of powering up to 9 luminaires in either a home run or parallel method.

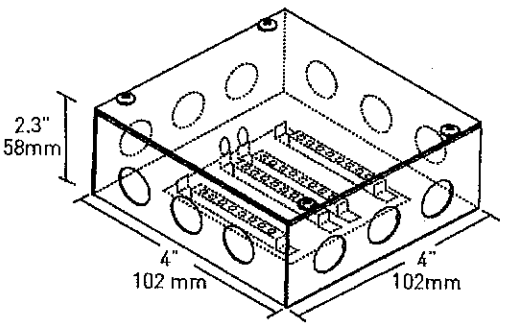
PSA-LED-350-10-H-DIM



PSA-DB

Non-powered distribution box. Steel compartment includes integral terminal block which allows for wiring of up to 9 luminaires in either a home run or parallel method when used in conjunction with a Class II 120V primary, 350mA (10W max) secondary LED driver.

PSA-DB



ORDERING INFORMATION (power supply)

POWER SUPPLY OPTION	
PSA-LED-350-10-H	Non-dimmable hardwire power supply
PSA-LED-350-10-H-DIM	Dimmable hardwire power supply
PSA-DB	Distribution box for wiring of multiple luminaires

LUCIFER LIGHTING COMPANY

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urbantreemanagement inc.

RECEIVED

2/5/13

FEB 12 2013

SPANGLE ASSOC.

FEB 08 2013

TOWN OF PORTOLA VALLEY

Divita Residence
117 Pinon Road
Portola Valley, CA 94028

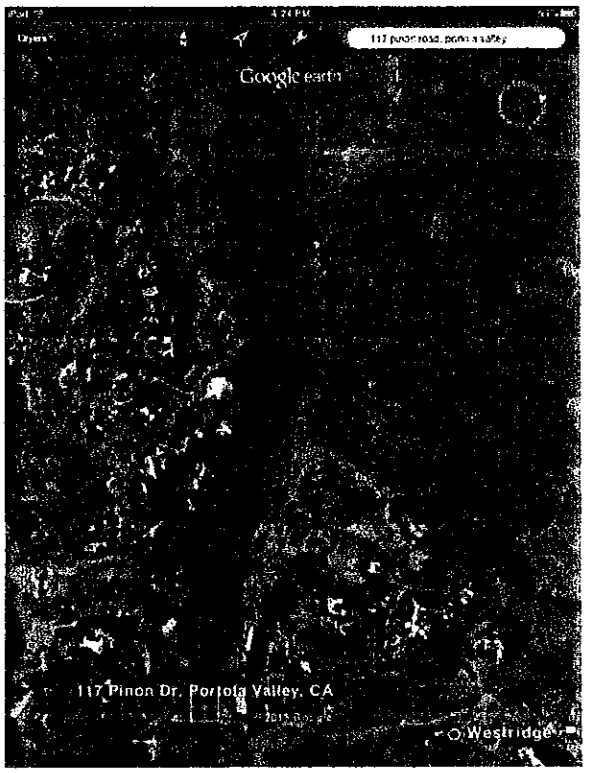
Re: Tree Survey

Assignment

It was my assignment to physically inspect the **118 trees on site**, carefully review the proposed development plans in relation to the trees and write a tree survey report.

Summary & Site Review

This property contains a beautiful Oak Grove that has been neglected for quite some time. The Oak Grove is the last contiguous extension of the Jasper Ridge Biological Preserve before it is severed by Pinon Road (see image to right). The current home owners are acutely aware of these trees as part of a bigger forest and are excited to be stewards of their Oaks.



This is a unique site because it contains four kinds of Oaks (Blue, Black, Valley and Live).

The previous owners must have loved this property, but they deferred their tree maintenance. There are 118 trees on site. Most of the trees are in Fair Health and Structure, but require care. Some of the trees need to be removed due to their previous neglect, and nine trees need to be removed to build the new home. Overall the majority of the trees will be easily retained and the Landscape Architects are planning on planting many more trees than are being removed.

The new owners are dedicated to the preservation and mitigation of their Oak grove. They are very excited about this project and their trees. They are actively engaging our services on site to develop a long-term tree maintenance plan. We will be pruning, cabling and treating the trees to help prevent Sudden Oak Death.

I have collaborated with the Architect and Landscape Architects to fit this project into the Oak grove with as little disruption to the grove as possible. We have walked the site, catalogued every tree, located each tree on a site map (see Spreadsheet and map) and advised on protecting as many trees as possible.

t650+321+0202 | f408+399+8063 | po box 971 los gatos ca 95031 | urbantreemanagement.com
contractors liscence # 755989 | certified arborist WC ISA # 623

Methods

The trunks of the trees are measured using a standard measuring tape at 4 ½ feet above soil grade (referred to as DBH or Diameter at Breast Height), except those specimens whose form does not allow for a representative measurement at this height. The measurement for multi-stem specimens is taken below the lowest fork on the trunk when possible in accordance with the International Society of Arboriculture Standards. The canopy height and spread are estimated using visual references only.

Risks to Trees by Proposed Construction

The trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root die-back. It is therefore essential that Tree Protection Fencing be used as per the Architects drawings.

In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

Town of Portola Valley – *Significant Trees*

The Town of Portola Valley has their own definition of a Significant tree. According to the Town's definition, the Significant trees on this site are:

Coast Live Oak with	11.5"+ trunk diameters.
Black Oaks with	11.5"+ trunk diameters.
Valley Oaks with	11.5"+ trunk diameters.
Blue Oaks with	5.0"+ trunk diameters.
Redwoods with	17.2"+ trunk diameters.

Trees to be Removed

There are a total of 118 trees on site. There are **nine Significant trees that need to be removed for construction** (#'s: 12, 70, 71, 72, 73, 76, 77, 89 & 91). Three of these trees need to be removed based upon their poor condition (#'s: 12, 89 & 91). Tree # 72 also leans quite heavily and an argument can be made to remove this trees based upon the lean.

There are a group of Monterey Pines that need to be removed because they are thin and have Pine Pitch Canker (#'s: 17-21 see image to right). These trees are past their prime, not native to this location, and will not recover.

There is one dead willow on site that needs to be removed (#96). This is not a heritage tree. Trees #13 Eucalyptus, #14 Elm, #5 & #94, both Buckeyes, will be removed, but are not Significant.

There are other trees on site that I have "recommended for removal" in my assessment on the spreadsheet. These are trees that, based upon poor health or structure, should be removed. These are only recommendations and the client has opted **not** to remove these trees at this time in favor of preserving as many trees on site as possible.

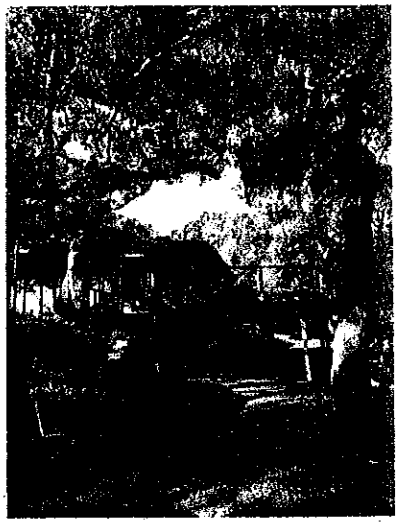
Example Trees

An example of trees that have developed trunk decay and in need of further investigation or possible removal are trees # 3 and #49 (see images to left). As part of the ongoing tree care on site we will be examining these trees for structural stability.

There are a large group of Willows along the existing drainage canal (see image bottom right). The largest of these trees have been surveyed (#'s: 113-117). These trees will be pruned and retained.

There is a fantastic Valley Oak (#95 – see image to right) that will be carefully retained and become a feature tree in the new landscape.

Trees #10 & #11 (see in image to right) will be retained in the new scheme and integrated into the landscape. Directions for driveway removal are below.



Tree #91 (see in image to right) needs to be removed in the new scenario, but it is leaning heavily and has heaved the soil away from the lean – indicating a tree that is in motion and will fail of its own accord.

Tree # 90 (see in image to right) suffered a co-dominant limb failure in its past and has some structural weakness in its trunk. This tree leans away from the proposed construction and the clients have opted to retain this tree at this time.

Tree #89 (see in image to right) also suffered a major co-dominant limb failure in its past and has severe trunk decay. This tree was also topped in the past and has four poorly attached co-dominant scaffold limbs. This tree needs to be removed for construction and for structural reasons as it represents a hazard.

Tree #7(see image to right) suffered a major co-dominant limb failure. I recommend removal for safety reasons, but the home owners would like to pursue preservation at this time.

General Recommendations

Based on the existing development, planned construction and the condition and location of trees present on site, the following is recommended.

Driveway Removal and Replacement

The removal of the existing driveway surface should be one of the final elements of the construction so it can be used as a construction access route that protects the roots. Any machine-removal of driveway material should be completed carefully to avoid disturbing roots. A certified arborist should supervise the removal of the driveway surface within the tree protection zone of these trees.

In order to reduce any impacts from the installation of the new driveway surface to a less than significant level:

1. I recommend re-using the existing base to minimize the need for excavation into the root zone of these trees. If excavation is required it should not exceed 4-6 inches into the root zone of these trees. If further excavation is necessary than an air-spade should be used to expose these trees' roots to determine the impact that this excavation work will have.

2. Any roots exposed during these construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project arborist has an opportunity to assess the impact that removing these roots could have on the trees.

3. A certified arborist should supervise any excavation activities within the tree protection zone of these trees.

4. Biaxial Geo-grid can be used to successful minimize the thickness of the base material and compaction that is required for typical driveway construction.

5. Interlocking permeable pavers or permeable concrete should be used to allow water to reach the roots below the driveway surface.

Utility Installation

All new utilities should be routed along the edge of the driveway that is farthest from trees. Any roots exposed during these construction activities that are larger than 2 inches in diameter should be cleanly cut at the edge of the excavation trench and covered with burlap and kept moist until the roots can be covered again with soil. Typically wetting the burlap in the morning and the end of the workday is sufficient. A Certified Arborist must pre-approve the cutting of roots greater than 2" in diameter.

General Tree Protection Plan

It is required that protective fencing be provided during the construction period to protect those trees that are planned to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. In most cases, it would be essential to locate the fencing a minimum radius distance of 6 times the trunk diameter in all directions from the trunk. There are areas where we will amend this distance based upon proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing and having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a certified arborist.

There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a certified arborist.

Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a certified arborist. Alternative methods of installation may be suggested.

Mulch should cover all bare soils with the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. I prefer course wood chips because it is organic, and degrades naturally over time.

Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.

Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.

Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.

Any pruning must be done by a Company with an arborist certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.

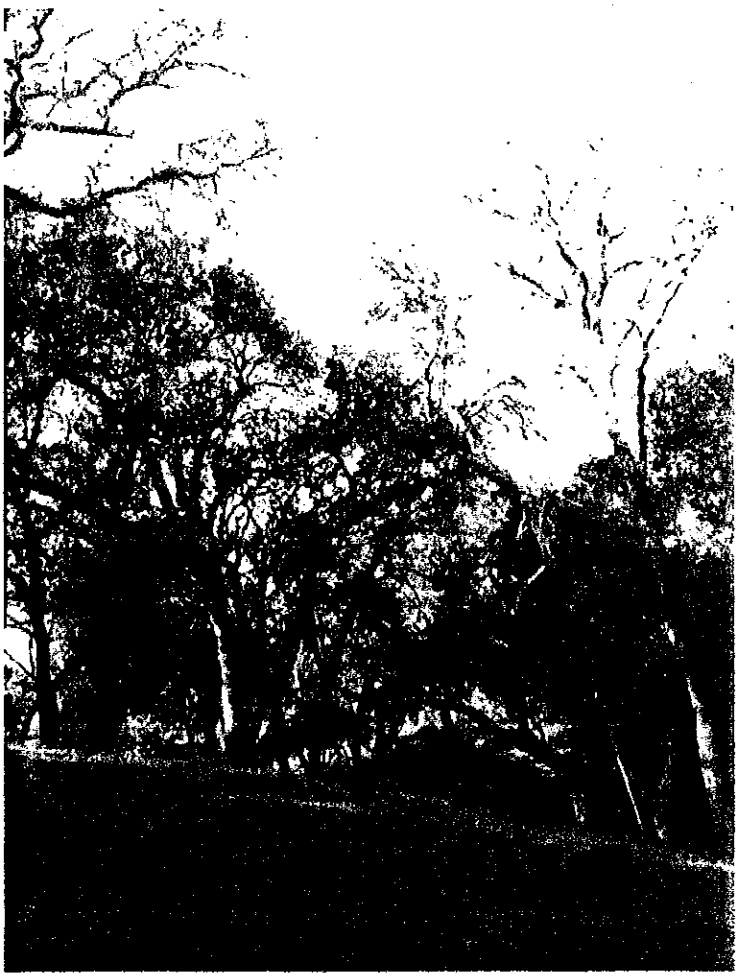
Landscape irrigation trenches must be a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

The sprinkler irrigation must be designed to avoid water striking the trunks of trees, especially oak trees.

Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.

The plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from the California Oak Foundation, 1212 Broadway, Suite 810, Oakland, CA 94612.

Image of the Oak Grove that will be tended moving forward (to right).



****

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young & Allie Strand

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borck, Assistant Planner
FROM: Howard Young, Public Works Director
DATE: 4/2/2013
RE: 117 Pinon – Revised 3/15/13

Building Permit Grading, Drainage, and erosion Control plan comments:

1. All items listed in the most current "Public Works Site Development Standard Guidelines and Checklist" shall be reviewed and met.

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

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

In addition,

4. Storm drain culvert under driveway at Pinon should be analyzed for proper size and slope due to silting causing a reduction in drainage ditch size immediately upstream. Remove and replace as required.

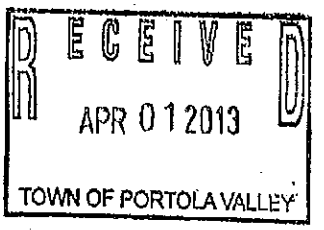
5. Consider bioswales at stables to prevent horse excrement from entering drainage ditch

XC - Divita
Field
Planner

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

March 28, 2013
V5043A

TO: Carol Borck
Assistant Planner
TOWN OF PORTOLA VALLEY
765 Portola Road
Portola Valley, California 94028



SUBJECT: **Supplemental Geotechnical Peer Review**
RE: Divita, New Residential Development
SDP X9H-649
117 Pinon Lane

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

- Architectural Plans (9 sheets) prepared by Field Architecture, dated March 15, 2013;
- Site, Grading, Drainage and Erosion Control Plans and Details (12 sheets, various scales) prepared by Lea and Braze Engineering Inc., dated March 8, 2013; and
- Landscape Plans (3 sheets, various scales) prepared by Bernard Trainor and Associates, dated March 15, 2013.

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

DISCUSSION

We understand that the applicant is proposing to construct a new residence with a detached garage, swimming pool, pool house, stables, barn, and other site improvements. The proposed residence is located approximately in the same location as the existing residence.

In our previous peer review letter, dated March 1, 2013, we addressed the potential negative impacts of infilling and culverting the drainage channel in the northeastern portion of the property. We recommended that revised plans for the northeastern portion of the property be submitted prior to geotechnical approval of site

development permits. Currently indicated project grading includes 1,341 cubic yards of cut and 180 cubic yards of fill.

CONCLUSIONS AND RECOMMENDED ACTION

Referenced project plans depict a revised location for the proposed stable. The current design avoids the infilling and culverting of the adjacent creek channel. The proposed stable and corals are to be located on the southwestern side of the creek channel. We note that the new location of the hay loft/tack room will require an 8 to 12 foot cut into existing driveway fill materials. The Project Geotechnical Consultant should inspect excavations into the existing fill and determine appropriate temporary cut slope inclinations for exposed materials.

We recommend approval of the Site Development Permit application from a geotechnical standpoint.

1. Development Plans - Architectural and structural plans and calculations should be prepared incorporating the design recommendations of the Project Geotechnical Consultant.

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

   - The Project Geotechnical Consultant should review the grading plans for the driveway and hay loft/tack room area and recommend appropriate measures to minimize the potential for instability of temporary excavations into existing fill materials.

   - The consultant should evaluate the potential for active channel erosion to impact nearby improvements. Appropriate measures to reduce erosion should be recommended, as warranted.

   The Development Plans and Geotechnical Plan Review letter should be submitted to the Town Engineer and Town

Geotechnical Consultant for review and approval prior to issuance of building permits.

3. Geotechnical Construction Inspection - The geotechnical consultant should inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements and excavations for foundations and retaining walls prior to the placement of steel and concrete. The following should be performed:

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

LIMITATIONS

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

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

Ted Sayre
Principal Engineering Geologist
CEG 1795

David T. Schrier
Principal Geotechnical Engineer
GE 2334

TS:DTS:JN:kd

ENVIRONMENTAL HEALTH
SAN MATEO COUNTY

LAND USE DATA REPORT

2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403
(650) 372-6200 •Fax (650) 627-8244
www.smhealth.org/environ

APN 077-060-270	SR#	Date 4-9-2013
Site Address 117 Pinon Drive		Owner
City Portola Valley	ZIP	Contractor

Attn: Carol

Hello Carol:

My comments for revised plans dated 3-15-2013 from Field Architecture.

1. Revised plans did not include a septic design plan. Submit a septic design plan for the proposed 3 bedroom house from a Licensed Civil Engineer or Registered Environmental Health Specialist. Design of the septic system shall include locations of the septic tank, drainfields and 100% expansion drainfield.
2. Overlay the septic design on the septic and grading plans.
3. Submit a complete water test for septic system.

Stanley Low, REHS
Land Use Program Specialist

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

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

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

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION:117 Pinon Ln	Jurisdiction: PV
Owner/Architect/Project Manager: Ed & Julie Divita	Permit#: x9h-649
PROJECT DESCRIPTION: New house and pool house	
Fees Paid: ☒$YES ☐ See *Fee Comments* Date:	
Fee Comments: $60.00 for ASRB pd 2/7/13 ck# 115	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

1. Must comply to Portola Valley Muni Code 15.04.020E for ignition resistant construction & materials Chapter 7 2010 CBC
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. Approved spark arrestor on all chimneys including outside fireplace
4. Install Smoke and CO2 detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed in house and pool house
6. 100' defensible space around proposed new structure prior to start of construction.
7. Upon final inspection 30' permiter defensible space will need to be completed.
8. Driveway is over 15% and must have rough brushed surface that is approved by WFPD
9. knox fire dept access switch to be installed for electric gate.

Reviewed by:D. Enea	Date: 2/21/13
☐Resubmit ☒Approved with Conditions ☐Approved without conditions	

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

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

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

Preliminary Conservation Committee Comments

117 Pinon - revised plan 3/27/13

Lighting

Fixtures are shielded to prevent light pollution and look good.

Plan - Is the amount of lighting more than is needed for safety? Those along driveway? Lighting should be for safety and not architectural/design purposes

Impermeable Surfaces

We applaud the use of permeable pavers.

Landscape Plan:

This site contains an enviable mixed oak woodland. We appreciate that it will be left largely untouched. The committee continues to recommend that this area remain undisturbed and the following steps taken to preserve its 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 Oaks and Toyons. Older and less attractive specimens away from the house may be left in place to age and die naturally providing excellent habitat for diverse species.
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.

The area previously planned as grassland meadow is now horse pasture.. We have a strong preference for restored meadow. No fence is drawn in around the horse pasture – how can the area be used for horses without a fence? "Perimeter horse fencing" is shown only at front alongside driveway entry – is the plan for this to enclose the entire property? Perimeter fences – even attractive, rural ones, are discouraged as they impede wildlife.

Where did the Vegetable garden go?

Plants List

We appreciate the reduced number of vine maples and keeping them near the house in the more designed area. Vine Maples are not native to this area and need irrigation. They change this marvelous site from an enviable example of native Oak woodland, to a more designed and artificial landscape. Carefully place them where their irrigation will not provide any damaging summer water to the native trees.

We would like to attend ASCC site visit and may have further comments then.

Submitted by Judith Murphy

From: Carol Borck <cborck@portolavalley.net>
Subject: FW: Divita Ranch plan
Date: March 1, 2013 8:26:46 AM PST
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, "stan@fieldarchitecture.com" <stan@fieldarchitecture.com>, "edivita@discoverylandco.com" <edivita@discoverylandco.com>
Cc: Steve Padovan <SPadovan@portolavalley.net>

Hello,
Below are comments on proposed project from the Town's Stable Inspector.

Carol

From: Sue McAdam [mailto:smcadam@att.net]
Sent: Friday, March 01, 2013 4:01 AM
To: Carol Borck
Subject: Divita Ranch plan

Dear Carol,

I have reviewed the plan for a new 5-horse stable facility at 117 Pinon Lane, Divita Ranch. It appears that the owners and architects have worked very hard to comply with the Town's Stable Ordinance, and the layout and location of the stable and corrals are attractive and well-suited to the site.

I have two observations and a question:

First, the NW corner of the stable building is only 32' from the NW property line, whereas the required minimum setback from a side property line is 40' (Section 6.12.130G).

Second, the NW corner of the corral is shown as being only 16' from the property line, when it should be at least 20' (Section 6.12.130E).

My question involves the definition of "corral area." The Stable Ordinance Section 6.12.130C says "for each horse there shall be a minimum of four hundred square feet of corral area...." The plan seems to show exactly four hundred square feet of area per horse, taking the stall and corral together. I would prefer, and the horses would prefer, to have a full 400sf of corral space *in addition* to their enclosed stall space, but I can see that this section of the Ordinance could be interpreted either way, since the Town does not actually require stalls for horses. And I can see that increasing the size of the corrals would probably be impossible due to site limitations. If the Ordinance is taken to mean narrowly what it says, and each horse is to have 400sf of corral area, then the only way I can see to be in compliance would be to adjust the number of horses down to three, keeping the same total corral area currently planned for five.

But assuming that 400sf of total living space per horse is considered to fulfill the minimum corral area requirement of Section 6.12.130C, and that the two setback violations can be resolved either by minor modifications to the design or by variances, this stable plan would be a welcome addition to the roster of backyard horse facilities in Portola Valley.

I have two comments about the plan that are related not to Stable Ordinance compliance, but just to stable design in general:

First, the laundry would be better located adjacent to or in the bathroom, and adjacent to the washrack. Partly for more efficient plumbing, but mainly because electric appliances do not belong in a feed room due to the fire hazard. And second, the traditional 2nd story hayloft is really only practical when it is over the stable, enabling the feeder to drop portions of hay directly into the stalls. As a 2nd story on a building separate from the stalls, the loft is less convenient, as 100-lb. haybales would need to be dropped to the

ground five times a week and then, presumably, moved into the feed room. Perhaps the logistical hassle is offset by the loft's capacity to store large truckloads of hay.

Do not hesitate to contact me if I have not been clear or if I seem to have missed something.

Best,

Sue McAdam
Stable Inspector

CheyAnne Brown <CBrown@portolavalley.net> April 16, 2013 12:18 PM
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>
Cc: Carol Borck <cborck@portolavalley.net>
FW: Divita Ranch

Hi Tom,

Below are comments received from Sue McAdam, Stable Inspector, regarding the 117 Pinon project.
I will forward to applicant, architect and WASC.
Thanks,

CheyAnne

From: Susanna Macadam [mailto:susanna.mcadam@gmail.com]
Sent: Tuesday, April 16, 2013 11:18 AM
To: CheyAnne Brown
Subject: Fwd: Divita Ranch

Sent from my iPad

Begin forwarded message:

> **From:** Susanna Macadam <susanna.mcadam@gmail.com>
> **Date:** April 16, 2013, 2:02:22 PM EDT
> **To:** "cborck@portolavalley.net" <cborck@portolavalley.net>
> **Cc:** "smcadam@att.net" <smcadam@att.net>
> **Subject: Divita Ranch**
>
> Dear Carol,
>
> I hope these comments are not too late to be of use to the WASC.
>
> The lower part of the Divita Ranch site is not an ideal location for horsekeeping for reasons cited by the WASC, especially in that it is the low point of the property's watershed, and it is potentially in a seasonal flood zone. I am not qualified to judge whether the drainage issues can be successfully addressed in this situation, but there are certainly other stables in PV located on creek banks where the horses have dry shelter and adequately draining corrals.
>
> I had already, in my first comments, brought up the possible advisability of reducing the number of horses to three in order to provide each horse with a minimum of 400sf of corral space, as required by the Town Stable Ordinance. A corral size of 144sf, as proposed by the WASC, would not be acceptable to the Town.
>
> Regarding the concerns of the WASC about the driveway turnout and manure collection site, horsekeeping does involve deliveries of large quantities of feed, as well as generally weekly removal of manure (unless manure is being properly composted on site). Truck access and turnaround space is mandatory.
>
> Please let me know if I can help in any other way.

Best,

Sue McAdam
Stable Inspector

Sent from my iPad

Carol Borck <cborck@portolavalley.net> April 2, 2013 8:56 AM
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, "stan@fieldarchitecture.com" <stan@fieldarchitecture.com>, "edivita@discoverylandco.com" <edivita@discoverylandco.com>
FW: Divita Ranch plan

Please see review comments from the Town Stable Inspector below -

Thank you,
Carol

-----Original Message-----
From: Sue McAdam [mailto:smcadam@att.net]
Sent: Tuesday, April 02, 2013 2:33 AM
To: Carol Borck
Subject: Divita Ranch plan

Dear Carol,

I have reviewed the revised plan for the stable facility at 117 Pinon Lane, Divita Ranch. It appears that the setback issues and the corral area per horse have been successfully addressed by relocating the stable and corrals and reducing the number of horses from five to four.

The feed barn and stable are now fully in compliance with the 50'
setback from the front property line and the 40' setback from the NW property line, and the corrals are fully in compliance with the 20'
setback. Each of the four corrals appears to provide 400sf in addition to the generous stall space for each horse.

The revised plan also shows a more appropriate layout for the toilet and laundry facilities in the feed/tack barn.

I appreciate the property owners' willingness to go to quite a bit of trouble to comply with the Town's Stable Ordinance in order to have their horses at home, and I am impressed with their imaginative solution to a tricky siting problem.

Thank you for the opportunity to review these plans.

Best,

Sue McAdam
Stable Inspector

TOWN OF PORTOLA VALLEY
SECOND UNITS AND ACCESSORY STRUCTURES

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

SECOND UNITS

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

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

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

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

ACCESSORY STRUCTURES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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