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

SPECIAL ASCC FIELD MEETING*

4:00 p.m. 140 Pinon Drive, Afternoon session for preliminary consideration of plans for residential redevelopment of a 2.7-acre Westridge Subdivision property. (ASCC review to continue at Regular Meeting)

7:30 PM - SPECIAL 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. New Business:

   a. Architectural Review for Driveway Entry Gate, 1077 Portola Road, Byrne

   b. Architectural Review for House Additions, Driveway Modifications and Site Development Permit X9H-656, 468 Westridge Drive, Crouse/Dorahy

   c. Preliminary Architectural Review for Residential Redevelopment and Site Development Permit X9H-655, 140 Pinon Drive, Reinhardt

5. Commission and Staff Reports

6. Approval of Minutes: June 24, 2013

7. Adjournment

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*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: July 19, 2013

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: July 22, 2013

RE: Agenda for July 22, 2013 ASCC Meeting

NOTICE: A special ASCC field meeting has been scheduled for Monday, July 22, 2013 to consider field conditions associated with a project for residential redevelopment of a 2.7-acre Westridge Subdivision property. The field meeting will begin at *4:00 p.m. at 140 Pinon Drive* and is part of the preliminary review process for this proposal. The application is discussed under agenda **item 4c., *Reinhardt***. Since the project is in the Westridge subdivision, the Westridge Architectural Supervising Committee (WASC) has been invited to participate in the site meeting. It is noted, however, that the WASC has already issued a conditional approval letter for the proposed plans.

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

4a. ARCHITECTURAL REVIEW FOR DRIVEWAY ENTRY GATE, 1077 PORTOLA ROAD, *BYRNE*

The following project evaluation report was completed by assistant planner Borck. She will present the project to the ASCC at the July 22, 2013 meeting.

This proposal is for installation of a new steel driveway entry gate on the subject 1.3-acre parcel. Under zoning ordinance provisions, ASCC review and approval is required for all such entry features. The gate proposal is shown on the following enclosed plans prepared by Clay Baker Architect, dated 6/13/13.

Sheet A-1, Cover Sheet
Sheet A-2, Site Plan
Sheet A-3, Elevation Sections

The following comments are offered on the proposal.

1. **Site and project description**. The subject property is located on the west side of Portola Road, immediately south of the intersection of Santa Maria Avenue

and Portola Road (see attached vicinity map). The site is relatively gently sloping and rises in elevation above the level of Portola Road. After Planning Commission approval for a deviation to Resolution 500 in 1999, the property underwent substantial remodeling and additions that were completed in 2004. A wrought iron entry gate with stone columns was approved by the ASCC at that time; however, construction of the gate was not pursued.

2. **Gate design.** The proposed 4-foot high gate is a double "swing-out" (i.e., towards Portola Road) style and will be constructed of steel finished in either a dark brown or black matte finish (color sample to be provided at the ASCC meeting) that meets the 40% color reflectivity requirement. Plan sheet A-3 notes the limit as being 50%, and this note should be corrected with the building permit. The width of the gate is approximately 14 feet (and not 16 feet as noted on Sheet A-3) and when open, will easily meet the 12-foot minimum clearance required by Woodside Fire Protection District.

3. **Compliance with gate and fencing standards of the zoning ordinance**. The property is located within an R-E/1 acre zoning district, which requires that the gate and columns be placed at least one-half the distance of the required 50' front yard setback.

   The gate is proposed to be located no closer than the 25-foot setback requirement and is positioned at an angle away from the 25-foot setback to be perpendicular with the driveway alignment. Wood stakes have been positioned at the proposed gate location along the driveway, and the property line is also staked just above an existing stacked rock wall for reference.

   The opacity limit for gates within the front yard setback (or in side yards along street frontages) is 50%. Sheet A-3 elevation details indicate the gate will meet this requirement. Both the gate and posts will have a maximum height of 4 feet, meeting the ordinance height limit.

4. **Call box location and lighting**. Location of the proposed keypad is identified on Sheet A-2 and no lighting is proposed as part of this pad or the gate project. The specifications for the call box design will need to be submitted at the time of building permit application to the satisfaction of planning staff.

Prior to acting on this request, the ASCC should visit the project site and consider the above comments and any other information presented at the ASCC meeting.

4b. ARCHITECTURAL REVIEW FOR HOUSE ADDITIONS & DRIVEWAY MODIFICATIONS, AND SITE DEVELOPMENT PERMIT X9H-656, 468 WESTRIDGE DRIVE, *CROUSE/DORAHY*

This proposal is for approval of the addition of 603 sf of floor area to the existing 4,901 sf, single story Ranch style residence on the subject 2.5-acre Westridge Subdivision site. The site location and conditions are generally described on the attached vicinity map. The project includes a proposed change to site driveway access and a new swimming pool replacing an existing swimming pool. The new pool would be in essentially the same location as the existing pool.

The house addition would be single story and part of a project that includes house remodeling and some relatively minor changes to the existing roof forms. All floor areas would be well within the limits for the property and the house and pool proposals can be accomplished with only minor grading and/or vegetation impacts.

The proposed driveway work would result in more significant site changes and is also the basis for the requested site development permit. The grading needed to complete the new driveway would be 249 cubic yards of fill that would be delivered to the site. No cut is proposed for the project. Grading proposals in excess of 100 cubic yards, but less than 1,000 cubic yards, require site development permit approval by the ASCC. Our concerns with this project focus on the proposed driveway changes as discussed later in this report.

The project is presented on the following enclosed plans unless otherwise noted, dated May 20, 2013 and prepared by CJW Architecture:

Sheet: T-0.1, Title Sheet
Sheet: T-0.4, Build it Green Checklist
Boundary and Topographic Survey, B&H Surveying, Inc., February 2013
Sheet: A1-1.1, Site Plan, Lighting/Landscaping (grading and drainage)
Sheet: A1-1.2, Site Plan – Construction Staging, Tree Protection
Sheet: A1-2.0.1, Existing Floor Plan
Sheet: A-2.1, Floor Plan
Sheet: A-2.4, Roof Plan
Sheet: A1-3.1, Exterior Elevations

Civil/Site Development Permit Plans, Flo-Rite Engineering, 7/3/2013:
Sheet C-1, Title Sheet
Sheet C-2, Notes
Sheet C-3, Grading Plan
Sheet C-4, Details Sheet

In addition to the enclosed plans, the project design team has provided the following attached materials as part of the architectural review application:

- Application submittal letter dated June 6, 2013 with comments about interaction with the public works director on the proposed driveway changes.
- Cut sheets for proposed wall mounted and pendant light fixtures, received 6/5/13.
- Arborist Report, McClenahan Consulting LLC, June 4, 2013.
- Completed *Outdoor Water Use Efficiency Checklist,* 6/1613.

Also a proposed exterior "Finish Board," dated 5/10/13 has been provided that is discussed below and will be available for reference at the ASCC meeting.

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

1. **Project description, site conditions, and grading and vegetation impacts**. The comments in this section focus on the house addition and remodeling and the proposed swimming pool modifications. Comments in the next section address the proposed driveway modifications.

The subject site is located immediately north of the intersection of Westridge Drive and Cervantes Road. It has relatively gentle slopes and extensive oak and other tree cover. The existing single story Ranch style residence is located near the center of the property on somewhat of a local knoll and is roughly 6 to 7 feet higher in elevation than the elevation where the property's driveway intersects Westridge Drive.

The site contains the existing house, a detached garage, rear yard swimming pool, and west side storage sheds and vegetable garden. The small shed at the vegetable garden and the fenced garden area are not shown on the project plans. Further, only one of the two "existing" west side sheds shown to be preserved are correctly located on the plans. The second shed is adjacent to the garden and we have asked that the plans be clarified relative to the sheds and garden with the building permit submittal. It is likely that the existing garden shed and garden are to be preserved as they currently exist.

Driveway access to the site and detached, west side garage includes the existing asphalt driveway circle with short connection to Westridge Drive. The "circle" includes the garage access apron and guest parking along the east side of the circle and on the circle in front of the main house entry. Part of the objective of the driveway changes is to eliminate pavement at the front door and enhance the landscape entry to the house. Inside the driveway circle, the current landscaping is mainly small oaks in a more native type setting. No significant changes to the landscaping in the "circle" are proposed. With the proposal to eliminate the current driveway connection to Westridge Drive, the plan calls for planting of a 36" live oak and native shrubs. These would replace the driveway pavement and an existing iron entry gate.

The proposed house changes include the west side 603 sf bedroom and bath addition and remodeling of the entry, dining, kitchen and family room areas. The remodeling includes changes to the roof form to added interior ceiling volume and dormers to bring light into the interior spaces. With the roof changes, however, the new building height over the remodeled spaces would still be low, i.e., just under 18 feet and within the single story height limits of the zoning ordinance. Further, the massing would not be significantly different than existing conditions. Story pole extensions have been placed on the house to show the proposed roof height addition.

The proposed west side bedroom addition can be accomplished with minimum grading and removal of only one small tree. The addition will be over 40 feet from the closest property line and maintain a low profile consistent with the form of the existing residence. The house addition and remodeling, as discussed further below, appear well designed and consistent with established site and area residential conditions.

It is also noted that the plans call for removal of one redwood tree at the southeast corner of the existing house adjacent to the "cantilevered" window feature, i.e., tree 10 on the site plan. The attached 7/8/13 conservation committee comments take no issue with the proposal to remove this tree. It is also noted that the project arborist

has recommended removal of tree 1 just to the southwest of the proposed bedroom addition. This is a 22" ash and at this point the intent is to try and save the tree.

The proposed replacement rectangular swimming pool is located at the rear of the house at the site of the existing kidney shaped pool. The pool project requires no significant change in site contours as the area is level and no significant vegetation would be impacted. A more efficient pool design would result that includes allowance for use of a security pool cover. This avoids the need for a fence and, according to the project architect, no new fencing is proposed with this project.

2. **Proposed driveway changes and grading/side development committee review.** The proposed driveway changes include abandonment of the existing gated asphalt driveway connection to Westridge Drive, landscaping of the abandoned driveway area, and development of a new indirect driveway extension along the east side of the property.

   The new driveway intersection with Westridge would be roughly 160 feet to the east. The proposed 12-foot-wide asphalt surface driveway would extend approximately 190 feet from Westridge to the existing driveway circle. The majority of the earthwork for the driveway development would be fill to establish proper grades for access to the street. This fill is mostly from the edge of Westridge Drive to approximately 80 feet into the property. Depths of fill would be a maximum of three to four feet. The grading would also need to accommodate an established trail and some removal of vegetation in the Westridge right of way, including tree 2, an 11" coast live oak, would be needed for driveway construction and enhanced sight distance.

   The driveway plan has been developed to avoid trees on site, but care would be needed in line with project arborist recommendations, to ensure trees are protected from construction impacts. The recommendations are not referenced on the tree protection plan, Sheet: A-1.2, but should be added to the final construction and building permit documents assuming project approval as proposed.

   We do have some concerns with the proposed driveway changes. Typically, we would find the changes appropriate to achieve a more indirect and less formal (i.e., than the "circle" with iron entry gate) driveway access. In this case, however, the desire for an indirect path needs to be balanced with the scope of proposed grading, including fill, in the town's right of way and also the addition of at least 1,600 to 1,700 sf of new asphalt driveway surface. Further, the impacts on the existing trail experience in the Westridge trail easement need to be considered. The details for grading to accommodate the trail should be provided to the satisfaction of the public works director and will also likely need to be approved by the Westridge homeowners association, which has benefit to the bridal path easement (see also additional comments below on input from the Westridge Committee and attached July 18, 2012 email from Bill Berry, neighbor at 450 Westridge Drive offering perspectives on the driveway proposal).

   Given the above comments, it will be important for the ASCC to carefully consider the driveway proposal prior to acting on it. The proposed new driveway intersection with Westridge Drive and driveway alignment on site have been staked for

consideration during site inspections. In addition, the following attached reports have been provided by site development permit committee members on the project:

Public Works Director. Reports dated July 15, and July 16, 2013 setting forth requirements to be met as conditions to site development permit approval. It should be noted that the public works director has found the driveway plans generally acceptable, including the adequacy of site distance at the proposed new intersection with Westridge Drive.

Town Geologist. By memo dated June 24, 2013 the Town Geologist has found the proposed grading project and site development application conditionally acceptable.

Health Officer. By memo dated June 20, 2013, the health officer has raised concerns with the adequacy of septic data for the project. The project design team is working to address these concerns and understands that they will need to be resolved prior to issuance of any project permits. Addressing the requirements of the health officer should be a condition to any ASCC action on this project.

Fire Marshal. By memo dated June 27, 2013, the fire marshal has found the project, including driveway proposal, conditionally acceptable.

Conservation Committee. By memo dated July 8, 2013, the conservation committee has provided comments on the project that are, in general, conditionally supportive. A few questions have been raised, particularly to the scope of eventual site landscaping. A final detailed, complete landscaping plan should be provided with the building permit plans, and this should be subject to review and approval by a designated ASCC member, and the review of the final plan should include input from the conservation committee.

Trails Committee. By email dated June 14, 2013, the trails committee has advised that the trail over the new driveway should be scored to town standards.

3. **Westridge Architectural Supervising Committee (WASC) review and comments**. We have yet to receive a final written communication from the WASC on this project. We understand from discussions with a committee representative, however, that the committee has found the house plans generally acceptable, but has concerns with the proposed driveway modifications. A written report from the committee based on a recent site meeting is expected to be received prior to the July 22nd ASCC meeting. The concerns of the WASC have been shared with the applicant and project design team.

4. **Compliance with Floor Area (FA), Impervious Surface Area (IS), and height limits**. The total proposed site floor area is 6,421 sf and well below the 7,443 sf limit. The total area proposed in the main house is the same 5,904 sf. This is only 79.3% of the total permitted floor area and is, therefore, well within the 6,327 sf 85% limit.

   The total proposed impervious surface (IS) area is 8,779 sf. The allowed IS area is 12,920 sf, thus, the proposal is well below the permitted maximum IS area. It is noted, however, that most of the new driveway surface would be over 100 feet from the garage and, technically, not need to be counted as IS area. This provision was

added to the ordinance to accommodate sites where long driveways were needed due to site conditions. It is recognized, however, that no specific factors were articulated to limit application of the 100 foot standard and, therefore, it can be applied to the subject request. Nonetheless, the ASCC should be aware that there would be significant additional driveway surface with the project that is not specifically reflected in the IS calculations on plan Sheet: T-01.

The maximum height of the house with the proposed roof height changes would be just under 18. feet. This is well within the 28- and 34-foot zoning ordinance height limits.

Compliance with required setbacks is demonstrated on Sheet: A-1.1. Including the proposed addition, side and rear yard setbacks are significantly greater than the minimum 20-foot requirement, i.e., at least 43 feet. The existing site structures are no closer to the Westridge Drive frontage than 80 feet whereas a minimum 50-foot setback is required. The proposed addition is over 150 feet from the Westridge Drive frontage.

5. **Proposed architecture, exterior materials and colors**. The existing house has a traditional, Westridge area Ranch style of architecture that would be mostly preserved, but updated somewhat with the proposed small addition and roof modifications. The existing exterior materials and finishes include dark "charcoal" composition shingle roofing, painted board and batten siding, and clad windows with painted trim. With the proposed house additions and modifications, the existing palette of exterior materials would be preserved and the existing roof materials would be used for the new addition area. The siding would be painted a dark taupe color with a light reflectivity value (LRV) of 25-30% and well under the 40% LRV policy limit. The clad windows and trim would be in a medium taupe/sand color with a LRV at the 50% policy limit. Overall, the proposed house additions and modifications and proposed finishes appear fully consistent with town design guidelines.

6. **Landscaping and fencing.** A noted above, a detailed landscape plan should be provided with the building permit plans to the satisfaction of a designated ASCC member. This should detail front yard plantings and all materials that my need to be removed in the right of way for adequate sight distance assuming the proposed driveway modifications proceed. Further, rear yard plantings around the pool, including any new lawn area, should be clarified.

   While a pool cover is proposed for security, and the project architect has advised that no new fencing is planned, there is the need for some repair and additions to the fencing along Westridge Drive. The additions would be likely for the area of the existing driveway opening. In any case, the scope of fencing repair and additions along Westridge should be clarified to the satisfaction of the ASCC.

7. **Exterior Lighting**. Plan Sheet A-1.1 shows the proposed exterior lighting and cut sheets for the proposed fixtures are attached. The plan includes removal of existing spotlights, but is not clear as to the location of the pendant fixtures that are provided with the cut sheets. While the overall approach to lighting appears minimal, yard lighting plans are not included. Eventually, with the final building

permit and landscape plans, a complete exterior lighting plan with switching data should be provided to the satisfaction of the ASCC.

8. **"Sustainability" aspects of project**. Pursuant to town green building requirements, the project architect has completed the Build It Green (BIG) GreenPoint rated existing home checklist presented on plan Sheet: T-0.4. In this case, the checklist targets 35 points. The mandated minimum point total for this "Elements" project is 25 and BIG GreenPoint rating would be self-certified. Compliance with checklist provisions is addressed through the town's standard building permit administration process.

Prior to acting on this request, ASCC members should visit the project site and consider the above comments as well as any new information presented at the July 22, 2013 ASCC meeting.

4c. PRELIMINARY ARCHITECTURAL REVIEW FOR RESIDENTIAL REDEVELOPMENT, AND SITE DEVELOPMENT PERMIT X9H-655, 140 PINON DRIVE, *REINHARDT*

This is a preliminary review of a proposal for residential redevelopment of the subject 2.7-acre Westridge subdivision property. The parcel is located on the east side of Pinon Drive and the location and general area conditions are presented on the attached vicinity map. The project includes replacement of the existing residence and detached garage with a new residence with attached garage. The new residence and garage would be in essentially the same location as the existing house and garage and driveway access with associated guest parking area would not change. The project includes remodeling of an existing detached guest house and a small detached garage associated with the guest house.

The proposed new residence would have a total floor area of 3,085 sf, which is only 43% of the total allowed floor area for the parcel. Further, the total proposed house floor area, which includes the attached garage, is considerably less than the existing house and detached garage, which total 3,763 sf.

The project also includes replacement of an existing swimming pool with a new pool in essentially the same location of the existing swimming pool. Property clean up is now underway with removal of materials that have been in decline or are not consistent with the oak and grassland condition of the site. The planned landscaping is to enhance the more native site conditions, facilitate access from the house to the pool and garden areas, and reduce the impacts associated with existing paved surfaces.

To accomplish the proposals, the plans call for 285 cubic yards of grading counted pursuant to site development ordinance standards. Of this, 255 cubic yards would be cut and 60 cubic yards fill. The grading is largely to soften driveway conditions near the building site and fit the new house and pool construction into the site of the existing house and pool area in a more organic manner. The grading is mostly in areas disturbed with original house development. The scope of grading requires the subject site development permit and the ASCC is the approving authority for such permits where grading volume is between 100 and 1,000 cubic yards.

The project is shown on the following enclosed plans:

Sheet A0.0, Cover Sheet, Cover Sheet, Ana Williamson Architect, 5/31/13
Sheet SU1, Topographic Survey, Lea & Braze Engineering, Inc.,12/27/12

Civil Plans, Kprox Consulting, 5/17/13:
Sheet C2.1, Grading & Drainage Plan (with septic data)
Sheet C4.1, Erosion Control Plan
Sheet C4.2, Best Management Practices

Landscape Plans, Cleaver Design Associates, Landscape Architects, 5/28/13:
Sheet L.1, Site Preparation Plan
Sheet L.2, Landscape Plan

Architectural Plans, Ana Williamson Architect, 5/31/13:
Sheet A1.0, Proposed Site Plan
Sheet A2.0, Proposed Floor Plan
Sheet A2.1, Proposed Second Floor Plan
Sheet A2.2, Proposed Roof Plan
Sheet A3.0, Proposed Exterior Elevations
Sheet A3.1, Proposed Exterior Elevations
Sheet A4.0, Existing Guest House
Sheet A4.1, Proposed Guest House
Sheet A5.0, Boat House (guest house garage)
Sheet A6.0, 3D Views
Sheet GB1, Green Building Calculations

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

- Story Pole Diagram
- Outdoor Water Use Efficiency Checklist, 5/24/13
- Cut sheets for the proposed exterior wall mounted and recessed light fixtures received May 31, 2013
- Colors and materials board, received 5/31/13, (to be presented at the 7/22/13 meeting and discussed below)

The preliminary review is to begin with a site meeting that is scheduled to take place at 4:00 p.m. on Monday, July 22th. As noted at the head of this memorandum, the Westridge Architectural Supervising Committee (WASC) has been invited to participate in the meeting although it has already granted conditional approval as presented in the attached June 9, 2013 letter from the committee. Story poles have been installed to facilitate the field evaluation as noted on the attached story pole diagram.

At the conclusion of the July 22th review, project consideration should be continued to the regular August 12, 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.

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

1. **Existing conditions and project description, grading and vegetation impacts.** The developed building site on the property is at the eastern edge where cut and fill were used to create space for the existing single level house, detached garage, pool and other improvements, including the existing guest house and guest parking areas. The building site is accessed by a long driveway with a serpentine form, and a portion of this driveway also serves the residential development on the parcel to the south. No changes to the majority of the driveway length below the building site are proposed, but some widening of the lower portion pavement may be needed to satisfy fire marshal requirements (see attached comments dated 6/27/13).

   The established building site is over 80 feet higher in elevation than Pinon Drive along the parcel frontage. The site is also considerably higher in elevation than the houses on the parcels to the north and south, and tree cover over the subject site and on these neighboring parcels helps to screen views and provide privacy.

   The building site/pad is at the base of an east side slope that extends to the parcels to the east and southeast. This slope, tree cover and the elevation differences also help to provide separation between the subject building site and those on the easterly parcels. It is also noted that these east side building sites are at least 30 feet higher in elevation than the building site in the subject parcel.

   The established building site contains an existing 3,249 sf, single story Ranch style residence with detached 514 sf garage, existing detached guest house, and garage/workshop building adjacent to the guest house. Also, it contains a swimming pool immediately west of the house and a small green house and garden area on the north side of the house.

   As noted above, the project would replace the existing house and pool with a new, smaller contemporary design residence with small second story. The pool would also be replaced and grading accomplished to better fit the pool and new house into the previously graded building pad. Grading would also be accomplished in the area of the existing detached garage and upper paved driveway and parking areas to soften grades, deal with problems from original site grading, and also accommodate the needed fire truck turnaround at the top of the property.

   The proposed low pitch shed roof architecture for the new residence would ensure minimum change in site massing even though a small second story is now proposed. The placement and relatively small size of the house, i.e., in terms of most other Westridge area projects, selection of finishes and materials, and overall design approach help ensure that the project will fit well on the property and into the neighborhood.

   The existing guest house would be remodeled to match the architecture proposed for the new house, and with this remodeling there would be reductions in building height and overall massing. The "boat house" structure would also be modified with siding treatments and finishes and roofing to match what is proposed for the new main house.

   As shown on Sheet L-1, a number of existing pines, cedars, one dead redwood, and one bay would be removed. In addition, one small live oak is to be removed. It is immediately west of the boat house/workshop, and removal is proposed due to

proximity of the tree to a valley oak. The conservation committee has considered the proposed tree removal and supports it as commented on in the attached July 1, 2013 report.

Overall, this is a fairly straightforward and well thought out project. The design and proposed landscaping are sensitive to site and neighborhood conditions and reflect objectives in the town's site development ordinance and design guidelines. Due, however, to the long and somewhat steep driveway access and overall site slope conditions, care will need to be taken in the construction process, and a detailed construction staging and tree protection plan will need to be provided with final construction permit applications.

2. **Site Development Committee Review and stable inspector review**. To date, written comments have been received from the public works director (attached report dated 7/15/13), town geologist (attached report dated 6/7/13), fire marshal (attached report dated 6/27/13), and health officer (attached reports dated 6/11/13 and 6/13/13). In addition, the conservation committee has provided the attached preliminary review report as referenced above.

   None of the reviews raise significant issues with the project, but the comments from the fire marshal relative to minimum driveway width may require some additional work on the lower portion of the driveway. The comments should be evaluated by the design team and any needed adjustments identified prior to final action on the site development permit.

3. **Compliance with Floor Area (FA), Impervious Surface Area (IS), height and yard setback limits.** The total proposed floor area, including all detached structures, is 3,860 sf and well under the 7,138 sf FA limit for the property. The proposed floor area of the main house with the attached garage is 3,085 sf and also well under the 6,067 sf 85% floor area limit.

   The existing guest house floor area as shown on the plans is 835 sf. This is over the 750 sf limit for guest houses and this is an issue that will need to be resolved with the project at the building permit stage. Specifically, when the guest house addition was approved in 1998 it was authorized to have a 750 sf second unit, with the remainder of the space in the structure to be separately accessed storage and utility areas. These spaces were specifically not part of the authorized second unit living area. At some point, it appears there was a conversion of at least a portion of the storage and utility areas to second unit living space. This conversion will need to be corrected with the remodeling of the guest unit to the satisfaction of planning staff.

   The total proposed impervious surface (IS) area is 8,020 sf and under the 11,811 sf IS limit. The bulk of site IS area is for the driveway beyond 100 feet from the garage and this area is exempt from the IS limit.

   The maximum height of the proposed house is just under 24 feet, with most heights 18 feet or lower. The elevation sheets demonstrate conformity with the 28- and 34-foot height limit standards. The boat house/workshop ridge is under 13 feet in height and the remodeled guest house would have a maximum height of under 16 feet. Thus, these heights also conform to town height limits. The north elevation on

Sheet A4.1, demonstrates the significant lowering of guest house height planned with the project.

Compliance with required yard setbacks is demonstrated on plan Sheet A1.0. AS can be seen from this sheet, the new house will meet all setback requirements and there will actually be more space between the new house and property boundaries than is the case with the existing house and detached garage.

4. **Project Design and Exterior Materials**. The proposed architecture was discussed above and is best appreciated from review of the plan elevation and 3D view sheets (i.e., Sheets A3.0, A3.1 and A6.0). The design incorporates low pitch roof forms, and a variety of architectural details that add interest, and shadow patterns and also helps ensure minimum potential for excess massing or scale. The proposed finish treatments for the house, guest house and boat house/workshop remodeling include:

   - Reclaimed redwood siding.
   - Intregal stucco siding in a dark taupe finish with a light reflectivity value (LRV) of less than 20% and well below the 40% policy maximum.
   - Natural stone siding on some house walls.
   - Aluminum clad wood windows and doors, dark bronze finish, LRV under 10%.
   - Standing seam metal roofing in a "cool zinc gray" color and with a matte surface. The roof color has an LRV of under 20% and under the 20% policy maximum.

   Overall, the architecture and proposed finish materials should fit well into the building site and general conditions in the area.

5. **Landscaping, landscape lighting and fencing**. Sheet L-2 presents the proposals for landscaping, fencing and yard lighting, including fixtures and switching patterns for the yard lighting. The approach to landscaping and yard lighting are minimal and appear generally consistent with town standards and guidelines. The proposed post and wire fencing is within the building envelope and not in setback areas and is to control the area immediately around the house and pool. A pool cover is also planned.

   A section of "decorative" woven copper panel fencing is also planned between the house/pool and driveway area. This is also well away from any required yard setback areas. The site meeting will provide an opportunity to better appreciate all of the landscape proposals. See also the attached comments from the conservation committee.

6. **Exterior house Lighting**. The proposed house wall and recessed lights are shown on the floor plan and elevation sheets and the cut sheets for the planned fixtures are attached. The number and location of the fixtures for the house appear consistent with town guidelines. Further, the fixture design and amount of illumination also appear consistent with town standards. Plans for lighting of the remodeled guest house and boat house/workshop should be also provided to the satisfaction of the ASCC.

7. **"Sustainability" aspects of project**. As noted above, a Build It Green checklist has been completed for the new house project and the total targeted BIG points are

88. This is just over the town's minimum green building mandatory standard of 85 BIG points. 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 7/22 preliminary review, including the site visit, and offer comments, reactions and directions to assist the applicant and project architect modify plans as may be necessary to allow for eventual action by the ASCC on the architectural review plans and site development permit. Project consideration should then be continued to the regular August 12, 2013 ASCC meeting.

5. COMMISSION AND STAFF REPORTS

Staff will report on the status of applications currently under review as we look ahead to agendas in the next few months. Also, a report will be provided for a project currently under staff review for an addition just under the ASCC review threshold located on Canyon Drive.

TCV

encl.
attach.

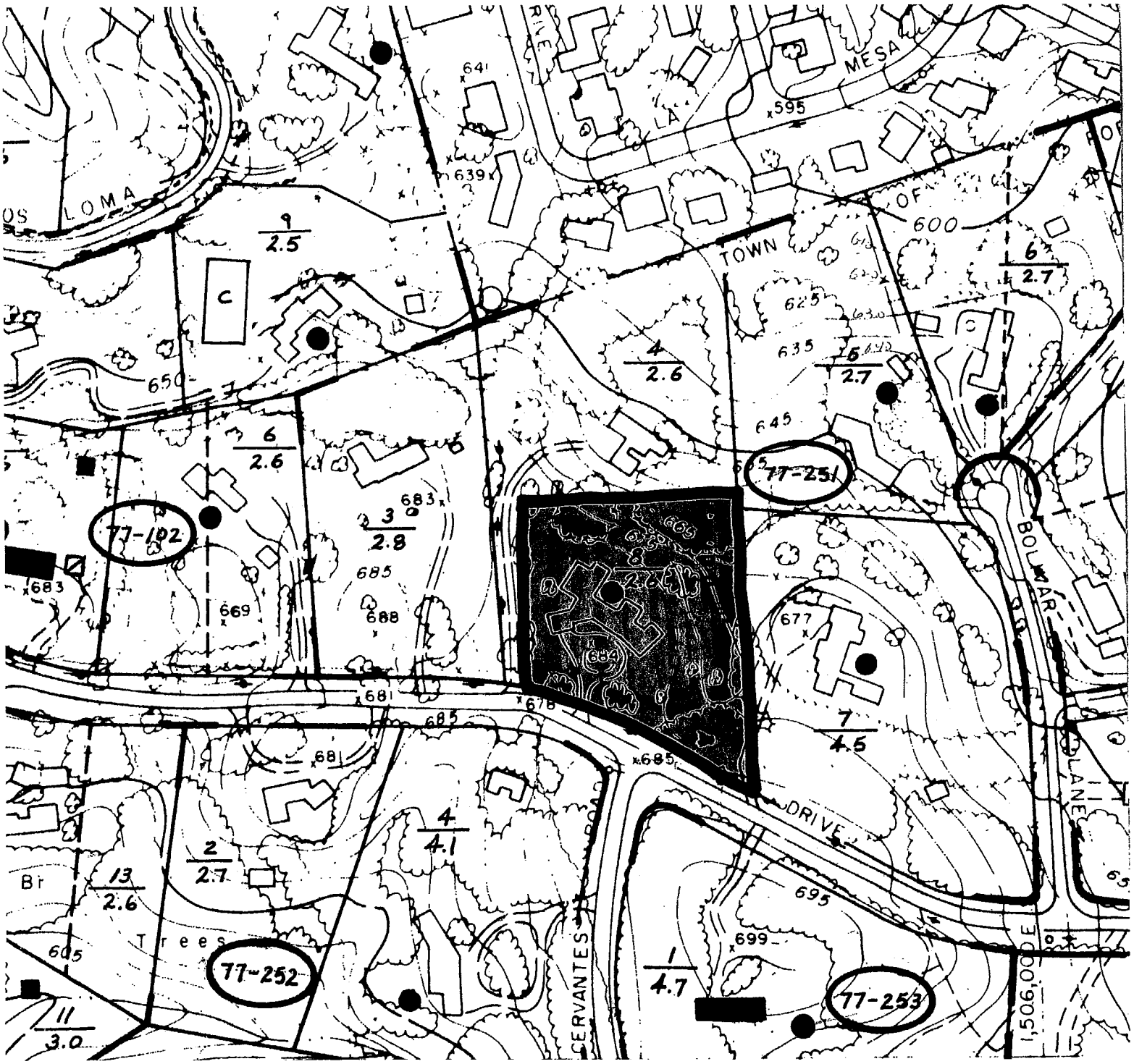
cc. Planning Commission Liaison
Town Council Liaison
Town Manager
Mayor
Applicants
Assistant Planner Borck
Karen Kristiansson, Deputy Town Planner

ARCHITECTURAL REVIEW, ENTRY GATE
1077 PORTOLA ROAD, BYRNE

Vicinity Map
Scale: 1" = 200 feet

Architectural Review Entry Gate, Byrne
1077 Portola Road, Town of Portola Valley
July 2013

ARCHITECTURAL REVIEW FOR HOUSE ADDITIONS & X9H-656, 468 WESTRIDGE DRIVE, CROUSE/DORAHY



Vicinity Map
Scale: 1" = 200 feet

Architectural Review Additions & X9H-656, Crouse/Dorahy
468 Westridge Drive, Town of Portola Valley
July 2013

TRANSMITTAL LETTER

CJW ARCHITECTURE

ARCHITECTURE • CONSTRUCTION MANAGEMENT • PLANNING

DATE: 06/06/2013

TO: Carol Borck
AT: Town of Portola Valley
765 Portola Road

Portola Valley, CA 94028
Phone No.: (650) 851-1700

PROJECT: 2013-0100: Crouse Dorahy Residence
468 Westridge Dr Portola Valley, CA

Dear Town of Portola Valley

Enclosed: (3) Full sized sets of ASCC/Site Development plans, dated 05/20/13
(12) Half-sized sets of plans
(1) 8 ½ x 11 set of plans
ASCC Application
Site Development Application
Copy of Arborist report, dated 06/04/13
(2) copies of Geotechnical letter, dated 04/18/13
(2) copies of Material finishes boards
Site lighting cut sheets
Outdoor Water Use Efficiency Checklist

Purpose: For submittal for ASCC and Site Development review

Remarks: Please note that Public Works Director, Mr. Howard Young met with principal architect Carter Warr on 04/29/13,at the site to review the proposed driveway/access changes. Mr. Young was in full support of the proposed driveway changes upon review of the plans and site. Please let me know if you have any questions.

Sincerely,

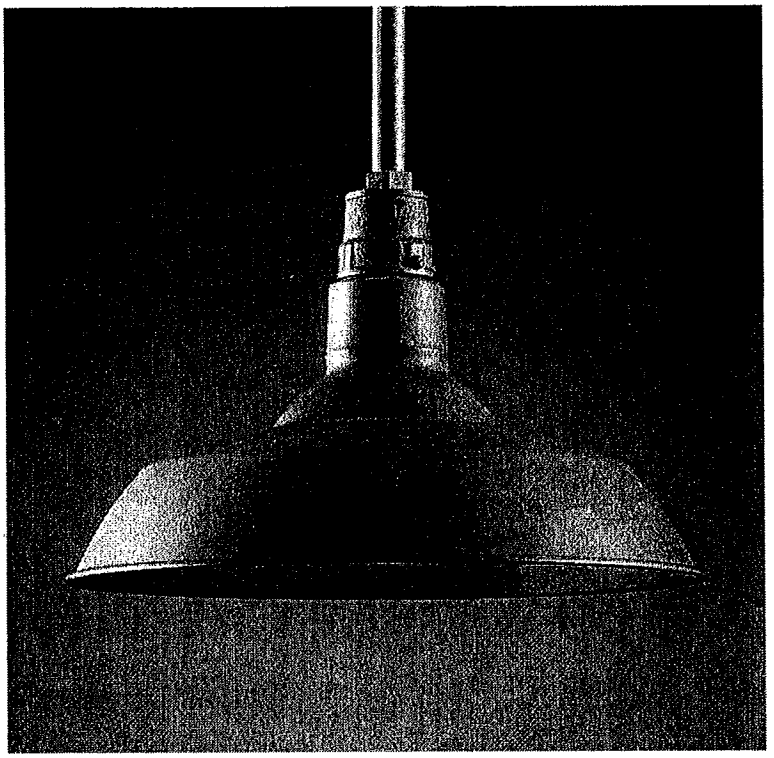
Mark Sutherland

cc: CJW / file

130 Portola Road, Suite A Portola Valley, CA 94028 650-851-9335 Fax 650-851-9337

RH
RESTORATION HARDWARE

LIVING DINING BED BATH LIGHTING TABLEWARE WINDOWS RUGS DECOR HARDWARE OUTDOOR GIFTS SMALL SPACES SALE baby&child



VINTAGE BARN PENDANT WEATHERED RUST

~~$199 - $499~~ $199 - $449
Select Items On Special

A reproduction of an enamel pendant that's been a fixture – literally – in barns across the country for the last century, this design classic deserves to be brought indoors. We preserved the functional design, and gave it a new look in a variety of finishes.

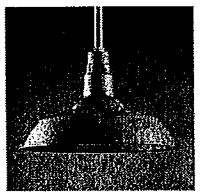
Hide product details...

- Made of steel and aluminum
- Weathered rust shade has a weathered rust cap
- Reflector finish matches exterior finish of shade
- 10" and 14" use one 60 max. bulb, not included
- 18" uses one 75W max. bulb, not included
- 22" and 26" use one 100W max. bulb, not included
- Hardwire
- Damp UL-listed
- 10", 14" and 26" are *Catalog and Web only*

DIMENSIONS

Includes one 8", two 12" and two 18" extension rods
10" Pendant: 10" diam., 16¾"-76¾"H
14" Pendant: 14" diam., 21½"-81½"H
18" Pendant: 18" diam., 23¾"-83¾"H
22" Pendant: 22" diam., 26¼"-86¼"H
26" Pendant: 26" diam., 29¼"-89¼"H

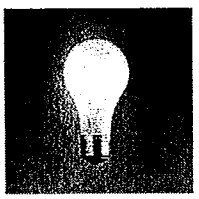
Installation Instructions >



VINTAGE BARN PENDANT WEATHERED RUST
~~$199 - $499~~ $199 - $449
Select Items On Special

SIZE
Choose a Size

PRICE QUANTITY
0



INCANDESCENT EDISON FROST BULB (SET OF 2)
$5 - $6

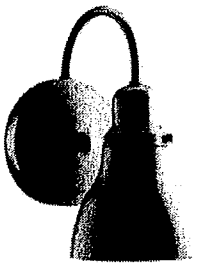
See all product details.

WATTAGE
Choose a Wattage

PRICE QUANTITY
0

BOOKMARK & SHARE Tweet 0

form+function



Kichler - 10924

10924DCO
by Kichler

List Price: ~~$135.00~~ Our Price: **$90.00** *You save $45.00 (33.33%)*

Like Send Sign Up to see what your friends like.

2

Product Description

The Kichler 10924DCO is part of the Energy Efficient Outdoor Wall Lantern family of Ceiling Lights and light fixtures

Please choose from the following options

You are viewing:
Kichler - 10924 by Kichler.

Current configured price: $90.00

1

Check here for possible specials on this product.

100% Price Match Guarantee

Free Shipping

Mouse over images to change

Click to view larger images

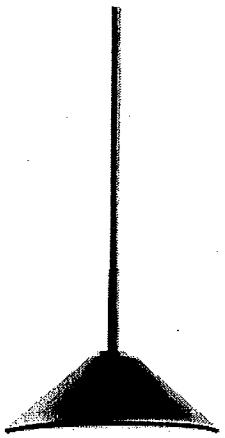
Specifications

Dimensions:	9.3"H x 5"W x 7.5"L
Brand:	Kichler Lighting
Family:	No Family Association
Wattage:	1 x 13W
Finish Shown:	Distressed Copper

Credit Card Processing

members since 2000

Additional savings with Our sale | Sign Up for our Newsletter! | Get Ideas from Our Blog | Join our Trade Program | Join us on Facebook | Follow us on Twitter



Move mouse over image to zoom in

Kichler Lighting 49062OZ Ripley Outdoor Pendant, Olde Bronze®

Part of the Ripley Collection by Kichler Lighting

2 Customer Reviews | Write a Review

List Price $125.00 Low Price Guarantee
Price **$90.00**
You Save $35.00
You Earn 90 Reward Points

In Stock
Ships May 7th - May 8th

Quantity
1

Add to Compare | Add to Wish List Add to Project

Return Policy

5225919S

Dimensions & Weights

Wire Length	5 feet 3 inches
Width	10 inches
Overall Height	3 feet 10 inches
Height	8 inches

Have you seen this item for less?

Quick Links

Dimensions | Q & A
Accessories | Brand Info
Reviews

Item you're currently viewing:

1

Kichler Lighting 490 Ripley Outdoor Sconce, Olde Bronze®

1 You Save $96.30

Kichler Lighting 49063OZ Ripley Post Mount Light, Olde Bronze®

1 You Save $55.30

ARBORIST REPORT

Submitted To:

C. J. W. Architecture
Attention: Mr. Mark Sutherland
130 Portola Road Suite A
Portola Valley, CA 94028

Project Location:

468 Westridge Drive
Portola Valley, CA

Submitted By:
McCLENAHAN CONSULTING, LLC
John H. McClenahan
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists
June 4, 2013

McClenahan Consulting, LLC
Arboriculturists Since 1911
1 Arastradero Road, Portola Valley, CA 94028-8012
Telephone (650) 326-8781
Fax (650) 854-1267
www.spmcclenahan.com

June 4, 2013

C. J. W. Architecture
Attention: **Mr. Mark Sutherland**
130 Portola Road Suite A
Portola Valley, CA 94028

RE: **468 Westridge Drive**
Portola Valley, CA

Assignment
As requested, I performed a visual inspection of 12 trees to determine species, size and condition and provide Tree Preservation Guidelines for proposed site improvements.

Summary
Proposed site improvements will require removal of tree two. Due to poor condition, I recommend removal of tree one. The primary impact to the remaining tree will come from driveway improvements. Any grading or excavation within designated *Tree Protection Zones (TPZ's)* must be accomplished by hand digging. *A preconstruction meeting with arborist is recommended to review the grading plan.*

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

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

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

The following guide for interpretation of Tree Condition as related to Life Expectancy is submitted for your information.

0 - 5	Years	=	Poor
5 - 10	Years	=	Poor to Fair
10 - 15	Years	=	Fair
15 - 20	Years	=	Fair to Good
20 +	Years	=	Good

Tree Description/Observation

1: Modesto ash *(Fraxinus velutina 'Modesto')*
Diameter: 22.0"
Height: 35' **Spread:** 40'
Condition: Poor
Location: On plan
Observation: Crown exhibits dieback and lacks vigor. Decline is likely attributed to repeated damage from anthracnose and poor irrigation practice. Scaffold limbs exhibit narrow attachments. Due to decline , I recommend removal.

2: Coast live oak *(Quercus agrifolia)*
Diameter: 10.9"
Height: 10' **Spread:** 20'
Condition: Poor to Fair
Location: On plan
Observation: Crown exhibits a moderate accumulation of deadwood. Grows to an exaggerated lean toward street. Proposed for removal for new driveway entry.

3: Coast live oak
Diameter: 8.3"
Height: 25' **Spread:** 15'
Condition: Poor to Fair
Location: On plan
Observation: Poor live crown ratio. Driveway fill may encroach within 1-foot of trunk. Primary impact from fill is soil compaction. I recommend minimizing fill greater than 6-inches within 3-feet of trunk. Any grading or excavation within *TPZ of 8-feet* must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than one inch diameter.

4: Coast live oak
Diameter: 8.5"
Height: 23' **Spread:** 15'
Condition: Poor to Fair
Location: On plan
Observation: Poor live crown ratio. Driveway fill may encroach within 1-foot of trunk. Primary impact from fill is soil compaction. I recommend minimizing fill greater than 6-inches within 3-feet of trunk. . Any grading or excavation within *TPZ of 8-feet* must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than one inch diameter.

5: Coast live oak
Diameter: 29.0, 16.0, 22.0" Multi trunk
Height: 35' **Spread:** 38'
Condition: Poor to Fair
Location: On plan
Observation: Deadwood observed in the crown. Two 14-inch stems are stubs at 5-feet. Crown has been side pruned for utility line clearance. Proposed driveway fill will encroach to within 5-feet of trunk. Primary impact is soil compaction. Any grading or excavation within *TPZ of 20-feet* must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than one inch diameter.

6: Coast live oak
Diameter: 6.6"
Height: 15' **Spread:** 15'
Condition: Fair
Location: On plan
Observation: Deadwood observed in the crown. Proposed driveway will be within 2-feet of trunk. May require removal. Any grading or excavation within *TPZ of 6-feet* must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than one inch diameter.

7: Coast live oak
Diameter: 35.8, 23.6"
Height: 35' **Spread:** 45'
Condition: Poor to Fair
Location: On plan
Observation: Crown is slightly sparse with a moderate accumulation of deadwood. Decay in main crotch observed. Fruiting bodies from *Ganoderma applanatum* observed on stem leaning toward proposed driveway. Crown reduction pruning is recommended to reduce failure potential. Driveway grading will impact less than 20 percent of lateral root environment. Any grading or excavation within *TPZ of 20-feet* must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than one inch diameter.

8: Coast live oak
Diameter: 20.2"
Height: 38' **Spread:** 36'
Condition: Fair
Location: On plan
Observation: Deadwood observed in crown. Scaffold limbs exhibit narrow attachments. Proposed drive will encroach to within 3-feet of root flare. The primary impact is soil compaction. Any grading or excavation within *TPZ of 13-feet* must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than one inch diameter.

9: Coast live oak
Diameter: 30.2, 18.3" Low branching
Height: 38' **Spread:** 50'
Condition: Fair
Location: On plan
Observation: Minor deadwood observed. Low branching growth habit creates an inherent structural weakness. Proposed driveway is 5-feet from the trunk. Any grading or excavation within *TPZ of 18-feet* must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than one inch diameter.

10: Coast redwood *(Sequoia sempervirens)*
Diameter: 32.3"
Height: 55' **Spread:** 38'
Condition: Fair to good
Location: On plan
Observation: Crown appears water stressed. Codominant leaders at 5-feet. New impacts from proposed driveway will occur to approximately 25 percent of the lateral root environment. Any grading or excavation within *TPZ of 15-feet* must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than one inch diameter.

11: Coast live oak
Diameter: 25.1"
Height: 30' **Spread:** 38'
Condition: Fair
Location: On plan
Observation: Crown is slightly sparse. Any grading or excavation within *TPZ of 13-feet* must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than one inch diameter.

12: Coast live oak
Diameter: 14.1"
Height: 32' **Spread:** 24'
Condition: Fair
Location: On plan
Observation: Leans over proposed drive away from tree 11. Any grading or excavation within *TPZ of 9-feet* must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than one inch diameter.

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

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

Very truly yours,

McCLENAHAN CONSULTING, LLC

By: **John H. McClenahan**
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists

JHMc: pm

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ARBORIST DISCLOSURE STATEMENT

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

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

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

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

Arborist: _____
John H. McClenahan
Date: June 4, 2013

RECEIVED

JUN - 7 2013

SPANGLE ASSOC.

OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Applicant

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

Signature _____ Date 06.06.13

RECEIVED JUN 05 2013 TOWN OF PORTOLA VALLEY

Project Information

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

Applicant Name (print): ~~GEOFF GROVE~~ C.J WARCHITECTURE Contact Phone #: 650-851-9335

Project Site Address: 468 WESTRIDGE DR

Project Area (sq.ft. or acre): 2.51 acres # of Units: 1 # of Meters: 1

			Agency Review (Pass)	Agency Review (Fail)
For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.	Total Landscape Area (sq.ft.): 1,875 sf	☐ Tier 1 (1,000 - 2,500 sq.ft.) ☐ Tier 2 (> 2,500 sq.ft.)	☐	☐
	Turf Irrigated Area (sq.ft.): 1,450 sf		☐	☐
	Non-Turf Irrigated Area (sq.ft.): 425 sf		☐	☐
	Special Landscape Area (SLA) (sq.ft.):		☐	☐
	Water Feature Surface Area (sq.ft.):			

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

OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Agency

Auditor:

Materials Received and Reviewed:

- ❑ Outdoor Water Use Efficiency Checklist
- ❑ Water Budget
- ❑ Landscape Plan
- ❑ Post-Installation Audit

Date Reviewed:

- ❑ Follow up required (explain):

Date Resubmitted:

Date Approved:

Dedicated Irrigation Meter Required:

Meter sizing:

Material Distributed to Applicant

- ❑ Water Conservation in Landscaping Ordinance
- ❑ Outdoor Water Use Efficiency Checklist
- ❑ Water Budget Calculation Worksheets
- ❑ Plant List
- ❑ Other:

Measures Recommended to Applicant

- ❑ Drip irrigation
- ❑ Self-adjusting Irrigation Controller
- ❑ Plant palate
- ❑ Three (3) inches of mulch
- ❑ Soil amendment (e.g., compost)
- ❑ Grading
- ❑ Pool and/or spa cover
- ❑ Dedicated irrigation meter
- ❑ Other:

Comments:

Selected Definitions:

Tier 1	New construction and rehabilitated landscapes with irrigated landscape areas between 1,000 and 2,500 square feet requiring a building or landscape permit, plan check or design review, or new or expanded water service.
Tier 2	New construction and rehabilitated landscapes with irrigated landscape areas greater than 2,500 square feet requiring a building or landscape permit, plan check or design review.
ETo	Reference evapotranspiration means the quantity of water evaporated from a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of estimating water budgets so that regional differences in climate can be accommodated.
SLA	Special Landscaped Area. Includes edible plants, areas irrigated with recycled water, surface water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.
Water Feature	A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied).

Crouse Residence Addition

ASCC-SITE DEVELOPMENT SUBMITTAL

ABBREVIATIONS

[illegible]

SYMBOLS LEGEND

[illegible]

MATERIALS LEGEND

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

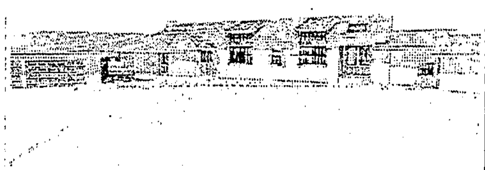
PROJECT TEAM

ARCHITECT:	CJW ARCHITECTURE 130 PORTOLA ROAD, SUITE A PORTOLA VALLEY, CA 94028 ATT.: Carter Warr T: 650-851-9335 F: 650-851-9337 E-MAIL: carter@cjwarchitecture.com
SURVEYOR:	B & H SURVEYING, INC. 601 WALTERMIRE BELMONT, CA 94002 ATT.: DANIEL BISHOP, CEO T: 650 637 1590 F: 650 637 1059 E-MAIL: dan@bhandsurvey.com
GEOTECHNICAL ENGINEER:	F CONSULTING, INC. P.O. BOX 0536 SARATOGA, CA 95071 ATT.: JERRY FREEMAN T: 408 867 6321 F: 650-867 2525 E-MAIL: [illegible]
ARBORIST:	S.P. McCLENAHAN CO. 1 ARASTRADERO ROAD PORTOLA VALLEY, CA 94028 ATT.: JOHN McCLENAHAN, ASCA T: 650 326 8781 F: 650 854 1267 E-MAIL: john@spmcclenahan.com

DRAWING INDEX

ARCHITECTURAL

T-0.1	TITLE SHEET
T-0.4	BUILD IT GREEN CHECKLIST
	TOPOGRAPHIC SURVEY
A-1.1	SITE PLAN - LIGHTING / LANDSCAPING, GRADING & DRAINAGE
A-1.2	SITE PLAN - CONSTRUCTION STAGING / TREE PROTECTION
A-2.0	EXISTING FLOOR PLAN
A-2.1	PROPOSED FLOOR PLAN
A-2.4	PROPOSED ROOF PLAN
A-3.1	EXTERIOR ELEVATIONS



GENERAL NOTES

[illegible]

PROJECT DATA

CJW Job No: 2013.0100
PROJECT ADDRESS: 468 Westridge Dr., Portola Valley, CA
ASSESSOR'S PARCEL No: 077-251-050

BUILDING OCCUPANCY GROUPS

MAIN RESIDENCE / GARAGE	R-3, U
TYPE OF CONSTRUCTION	V-B
NUMBER OF STORIES	1
AUTOMATIC SPRINKLER SYSTEM	NO
SEPTIC SYSTEM	YES

SITE DATA

ZONING	R-E/2.5A/SD 2.5
[illegible] ZONE	[illegible]
FLOOD ZONE	Zone X
PARCEL AREA	2.51 Acres
AVERAGE SLOPE	10.2%
ADJUSTED PARCEL	2.4204 Acres
ADJUSTED MAX. FLOOR AREA (MAFA)	7,448 SF
[illegible]	[illegible]
SINGLE STORY [illegible] BONUS	7,815 S.F.
[illegible]	[illegible]
MAX. HEIGHT	28 FT
ADJUSTED MAX. IMPERVIOUS AREA (MAIA)	[illegible]

FLOOR AREA TABULATION

(E) MAIN HOUSE	4,001 S.F.
(E) GARAGE	721 S.F.
(E) [illegible]	196 S.F.
TOTAL (E) FLOOR AREA	5,818 S.F.
PROPOSED MAIN HOUSE ADDITION	[illegible]
PROPOSED MAIN HOUSE	5,504 S.F.
[illegible]	[illegible]
TOTAL PROPOSED MAIN HOUSE F.A.	5,504 S.F.
(E) GARAGE	721 S.F.
(E) [illegible]	196 S.F.
TOTAL PROPOSED FLOOR AREA	6,421 S.F.

APPLICABLE CODES

ALL CONSTRUCTION SHALL CONFORM TO THE:

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA RESIDENTIAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA ENERGY CODE
ANY AND ALL PORTOLA VALLEY LOCAL ORDINANCES

PROPOSED PROJECT:

BEDROOM ADDITION, REMODELED LIVING SPACES AND MASTER SUITE TO EXISTING SINGLE-STORY RESIDENCE. RE-CONFIGURED DRIVEWAY AND STREET ENTRANCE. DEMOLITION OF (E) POOL AND CONSTRUCTION OF (N) POOL WITH PATIO AREAS.

IMPERVIOUS SURFACE AREA TABULATION

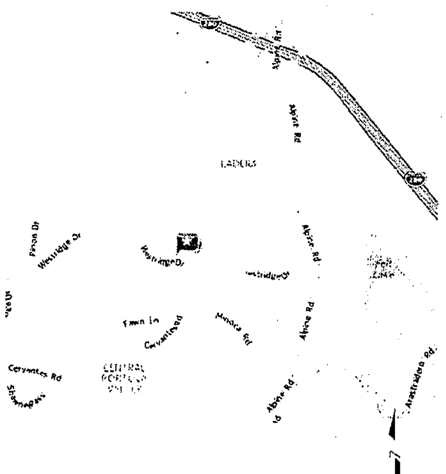
(E) ASPHALT DRIVEWAY	4,490 S.F.
(E) CONCRETE WALKS, RET. WALLS, STEPS, LANDINGS	540 S.F.
(E) CONCRETE PATIO AREA	1,333 S.F.
(E) [illegible] WALK AREA	151 S.F.
(E) WOOD DECK AREA	724 S.F.
(E) POOL AREA	782 S.F.
TOTAL (E) IMPERVIOUS SURFACE	8,235 S.F.
PROPOSED ASPHALT DRIVEWAY [illegible]	4,464 S.F.
PROPOSED CONCRETE PATIOS / WALKS	1,135 S.F.
PROPOSED GRAVEL PATHS	441 S.F.
PROPOSED STONE PATIO AREAS	[illegible]
PROPOSED WOOD DECK AREA	0 S.F.
PROPOSED POOL AREA	1,125 S.F.
TOTAL PROPOSED IMPERVIOUS SURFACE	[illegible]

GRADING TABULATION

TOTAL [illegible]	0 C.Y.
TOTAL [illegible] FILL	160 C.Y.
TOTAL CUT + FILL	160 C.Y.

[illegible]

SITE LOCATION MAP



VICINITY MAP

N.T.S.

RECEIVED
JUN - 7 2013
SPANGLE ASSOC.

RECEIVED
JUN 05 2013
TOWN OF PORTOLA VALLEY

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

• PROJECT •

Crouse Residence Addition
468 Westridge Dr.
Portola Valley, CA 94028

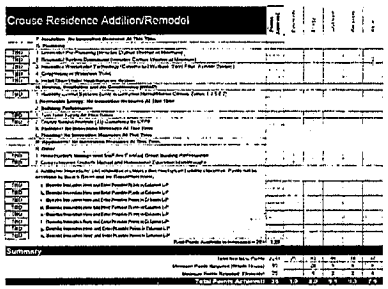
• SHEET TITLE •

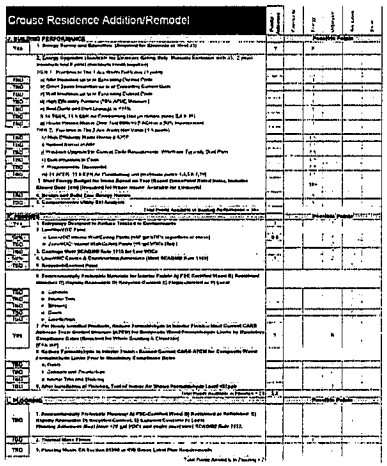
Title Sheet

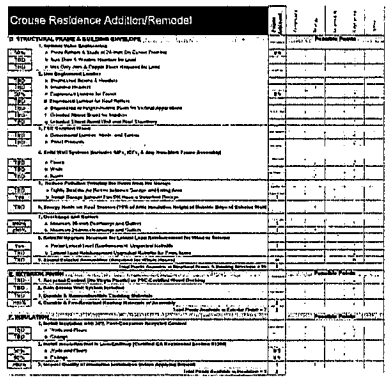
• REVISIONS •

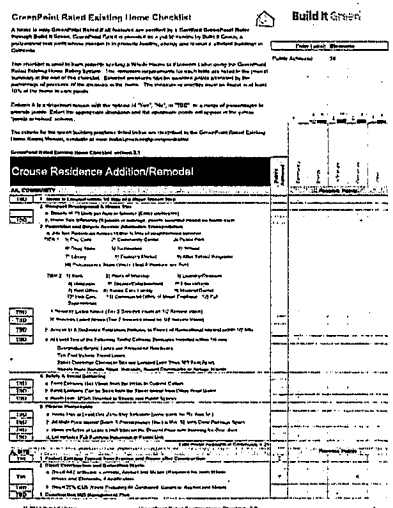
No.	Date	Notes

JOB: 2013.0100
DATE: 05-20-13
SHEET: T-0.1


Crouse Residence Addition/Remodel

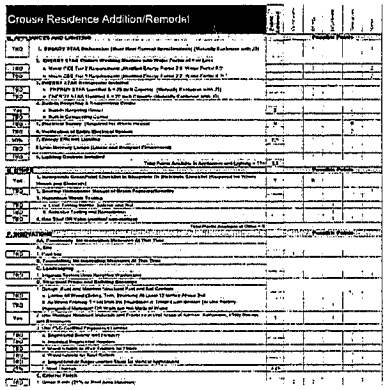

Crouse Residence Addition/Remodel

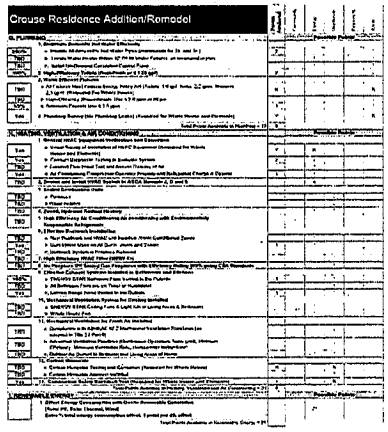

Crouse Residence Addition/Remodel

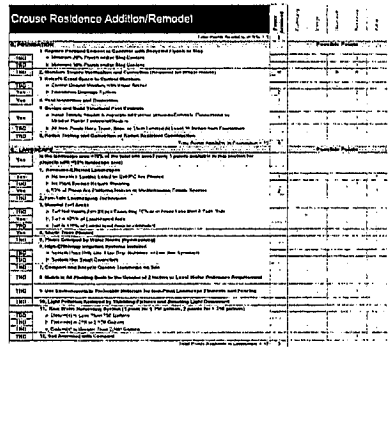

GreenPoint Rated Existing Home Checklist

Build It Green

Crouse Residence Addition/Remodel


Crouse Residence Addition/Remodel


Crouse Residence Addition/Remodel


Crouse Residence Addition/Remodel

CJ W ARCHITECTURE

130 Portola Road, suite A
Portola Valley, CA 94028

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

• PROJECT •

Crouse Residence Addition
468 Westridge Dr.
Portola Valley, CA 94028

• SHEET TITLE •

Build It Green Checklist

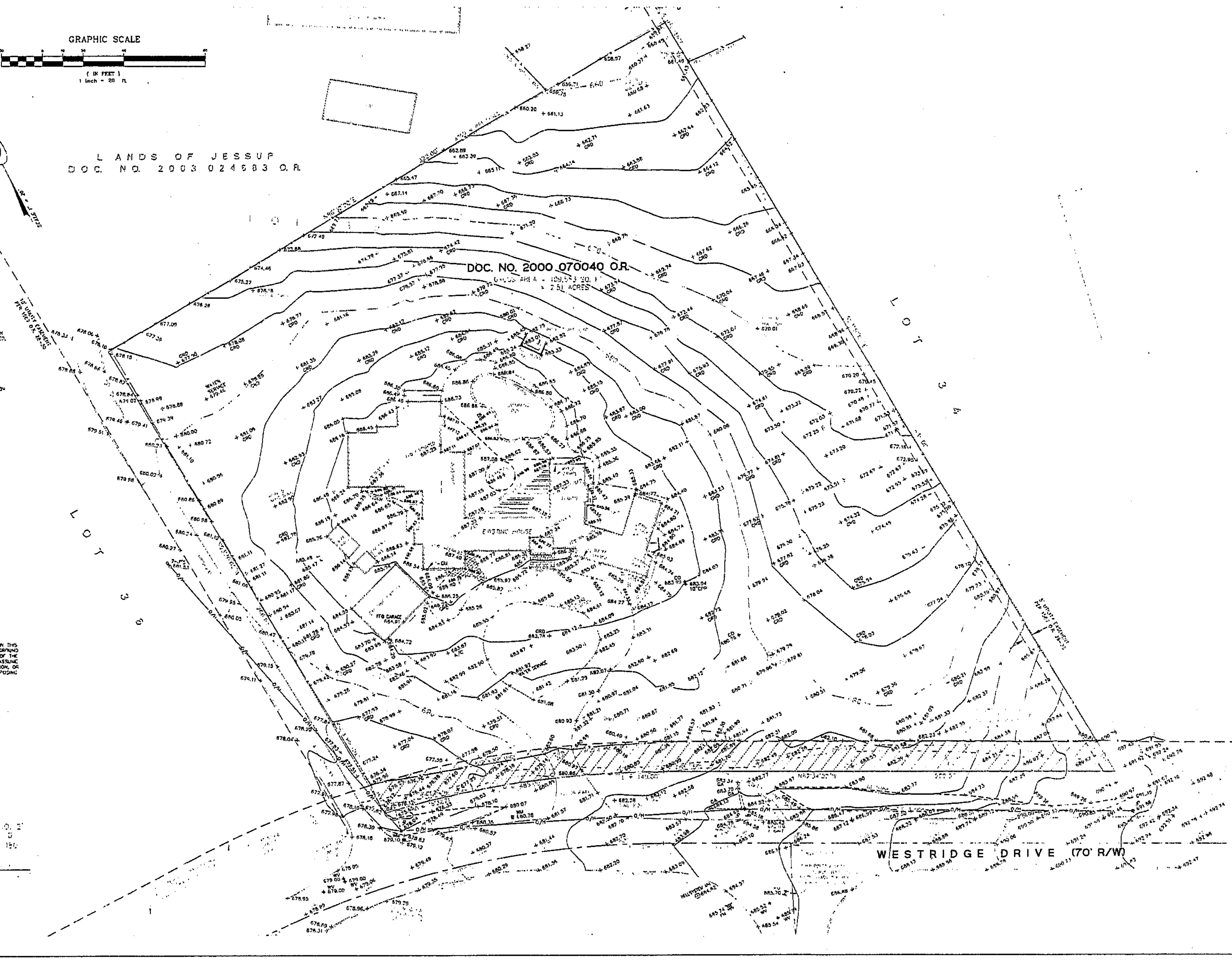
• REVISIONS •

No.	Date	Notes

• JOB: 2013.0100

• DATE: 05-20-13

• SHEET: T-0.4



BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON AN ASSUMED DATUM

BM: 3 1/2" BRASS DISK "PV-02" WITH PUNCH IN CASING
ELEVATION = 685.70

BASIS OF BEARINGS:

THE BEARING, N3°30'00"W BETWEEN TWO FOUND AUTO AXLE WITH PUNCH AS ASHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "WESTRIDGE, TRACT NO. 507", 28 MAPS 39, WS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY

LEGEND:

⊡	FOUND AUTO AXLE WITH PUNCH PER 28 MAPS 39
A/C	ASPHALTIC CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CONC	CONCRETE
CO	CLEAN-OUT
DI	DROP INLET
EM	ELECTRIC METER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GRD	GROUND
HCR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
LAT.	LATERAL
LG	LIP OF GUTTER
O/H	OVERHEAD
P.U.E.	PUBLIC UTILITIES EASEMENT
RCP	REINFORCED CONCRETE PIPE
RWALL	RETAINING WALL
R/W	RIGHT OF WAY
SSCO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK OF CURB
T/W	TOP OF WALL
U/G	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

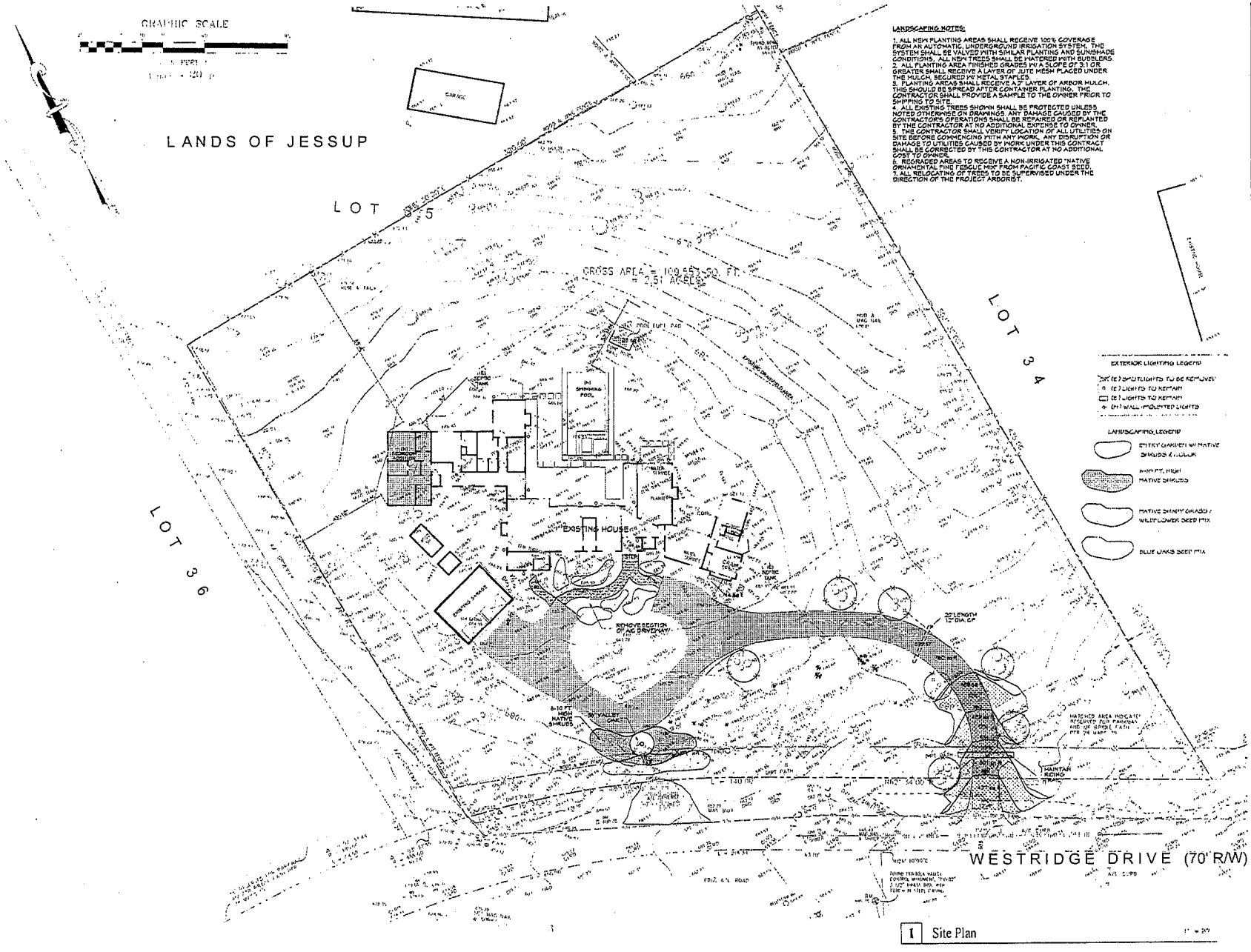
UTILITY NOTE:

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

BOUNDARY AND TOPOGRAPHIC SURVEY

DOCUMENT # 2003 [illegible] O.R.
BEING PORTION OF LOT 35
TRACT NO. 507 WESTRIDGE SUBDIVISION [illegible]
VOLUME 28 OF MAPS AT PAGES 37 [illegible]
ASSESSOR'S PARCEL NUMBER [illegible]
([illegible] WESTRIDGE DRIVE)

B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING



I Site Plan

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

• PROJECT •

Crouse Residence Addition
468 Westridge Dr.
Portola Valley, CA 94028

• SHEET TITLE •

Site Plan
Lighting / Landscaping
Grading & Drainage

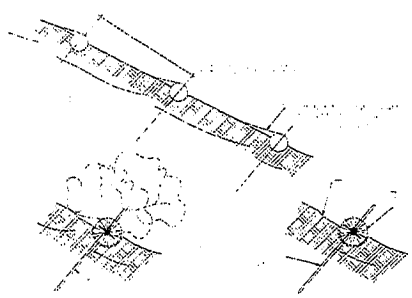
• REVISIONS •

No.	Date	Notes

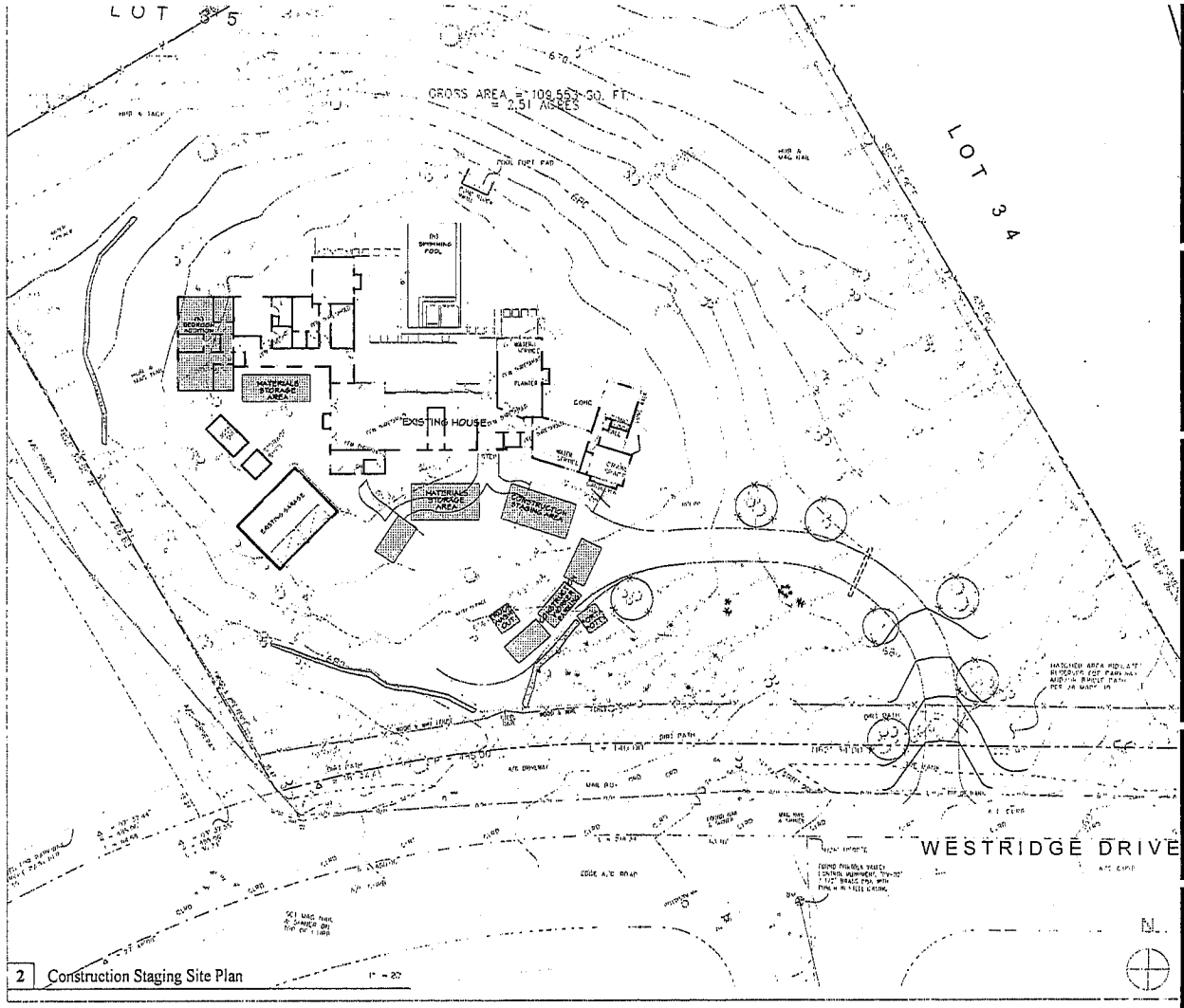
• JOB: 2013.0100

• DATE: 05-20-13

• SHEET: A-1.1



1 Straw Rolls



2 Construction Staging Site Plan

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

• PROJECT •

Crouse Residence Addition
468 Westridge Dr.
Portola Valley, CA 94028

• SHEET TITLE •

Site Plan
Construction Staging
Tree Protection

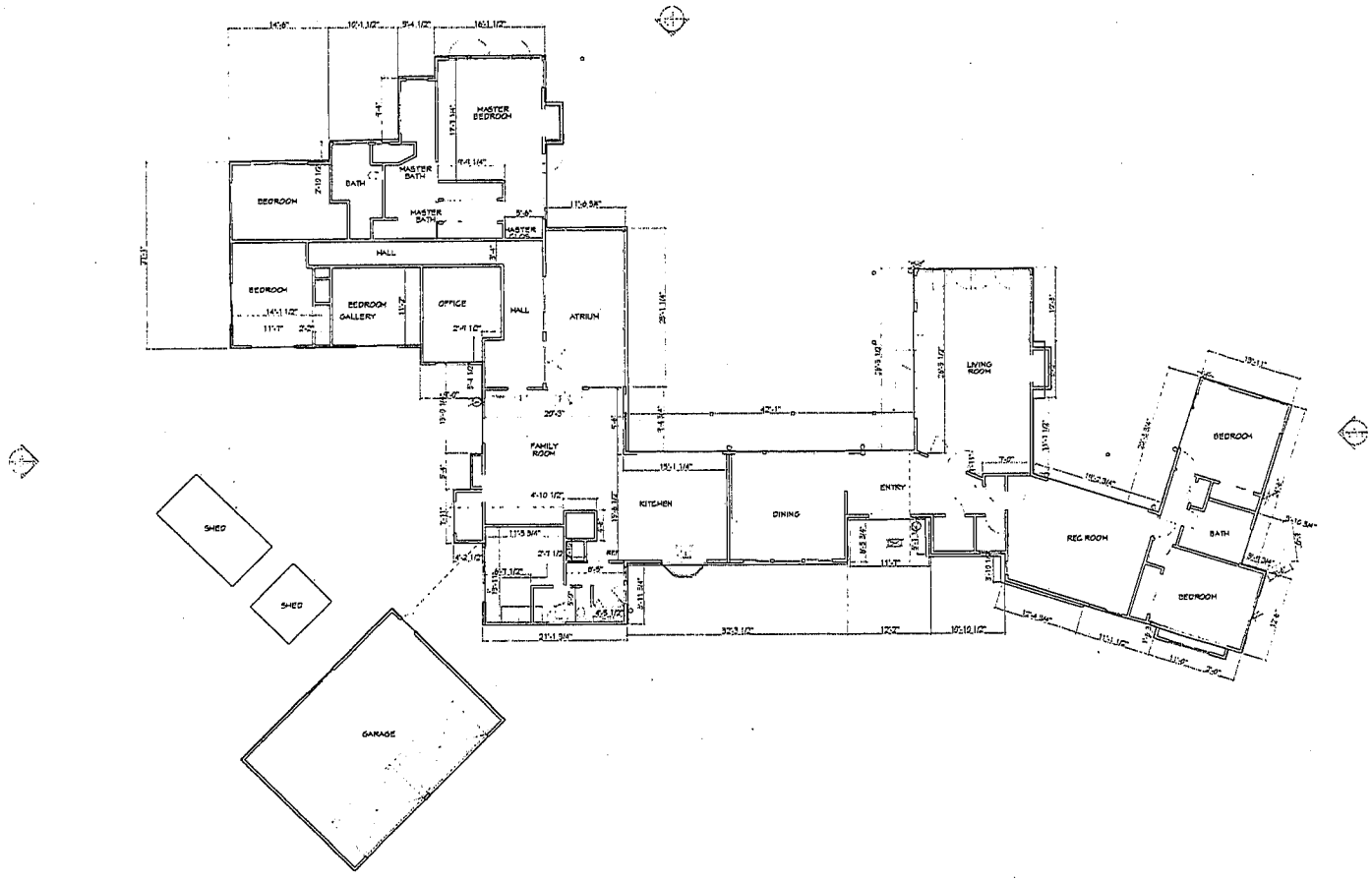
• REVISIONS •

No.	Date	Notes

• JOB: 2013 0100

• DATE: 05-20-13

• SHEET: A-1.2



1 Existing Floor Plan

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

• PROJECT •

Crouse Residence Addition
468 Westridge Dr.
Portola Valley, CA 94028

• SHEET TITLE •

Existing Floor Plan

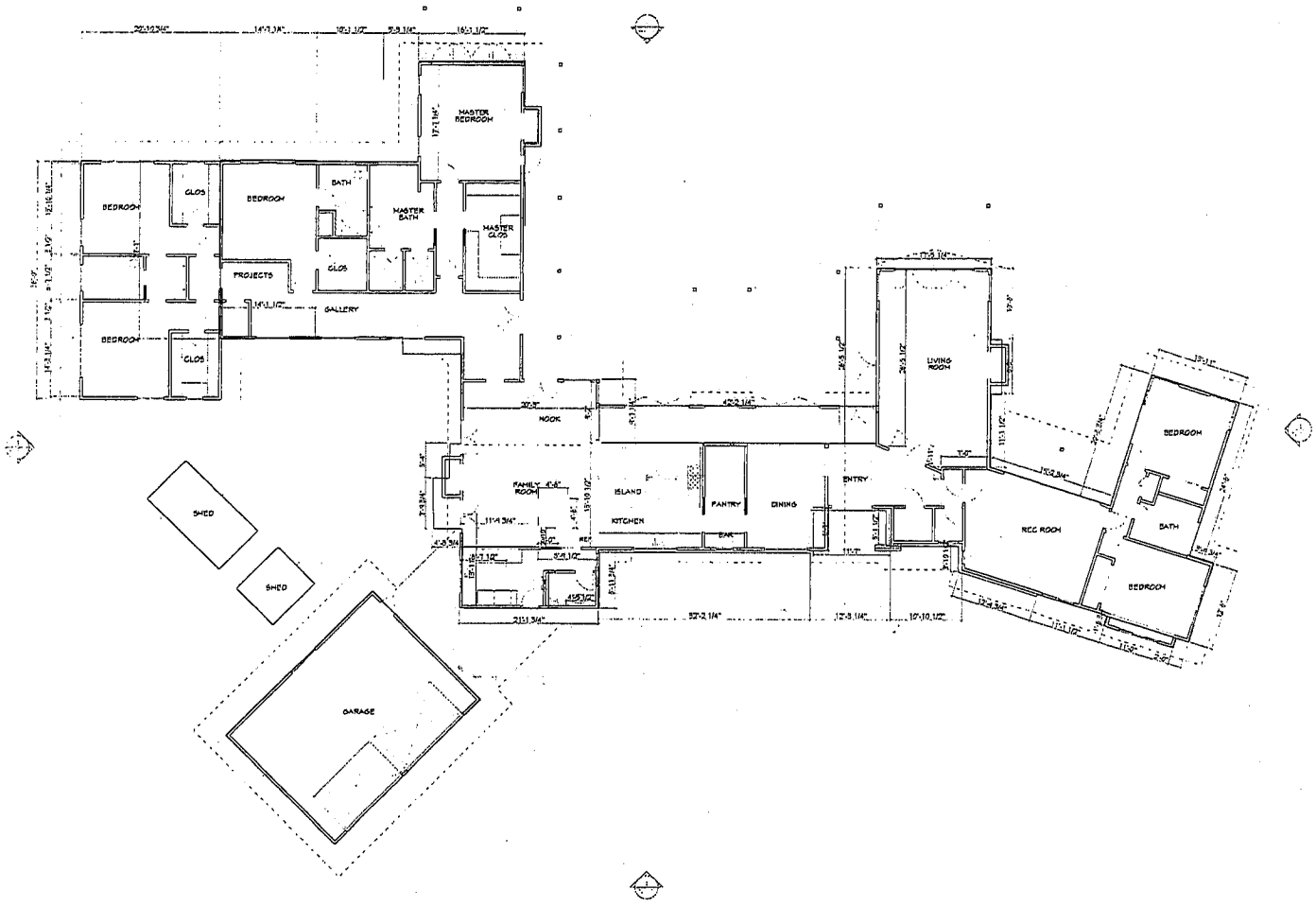
• REVISIONS •

No.	Date	Notes

• JOB: 2013.0100

• DATE: 05-20-13

• SHEET: A-2.0.1



1 Main Floor Plan

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

• PROJECT •

Crouse Residence Addition
468 Westridge Dr.
Portola Valley, CA 94028

• SHEET TITLE •

Floor Plan

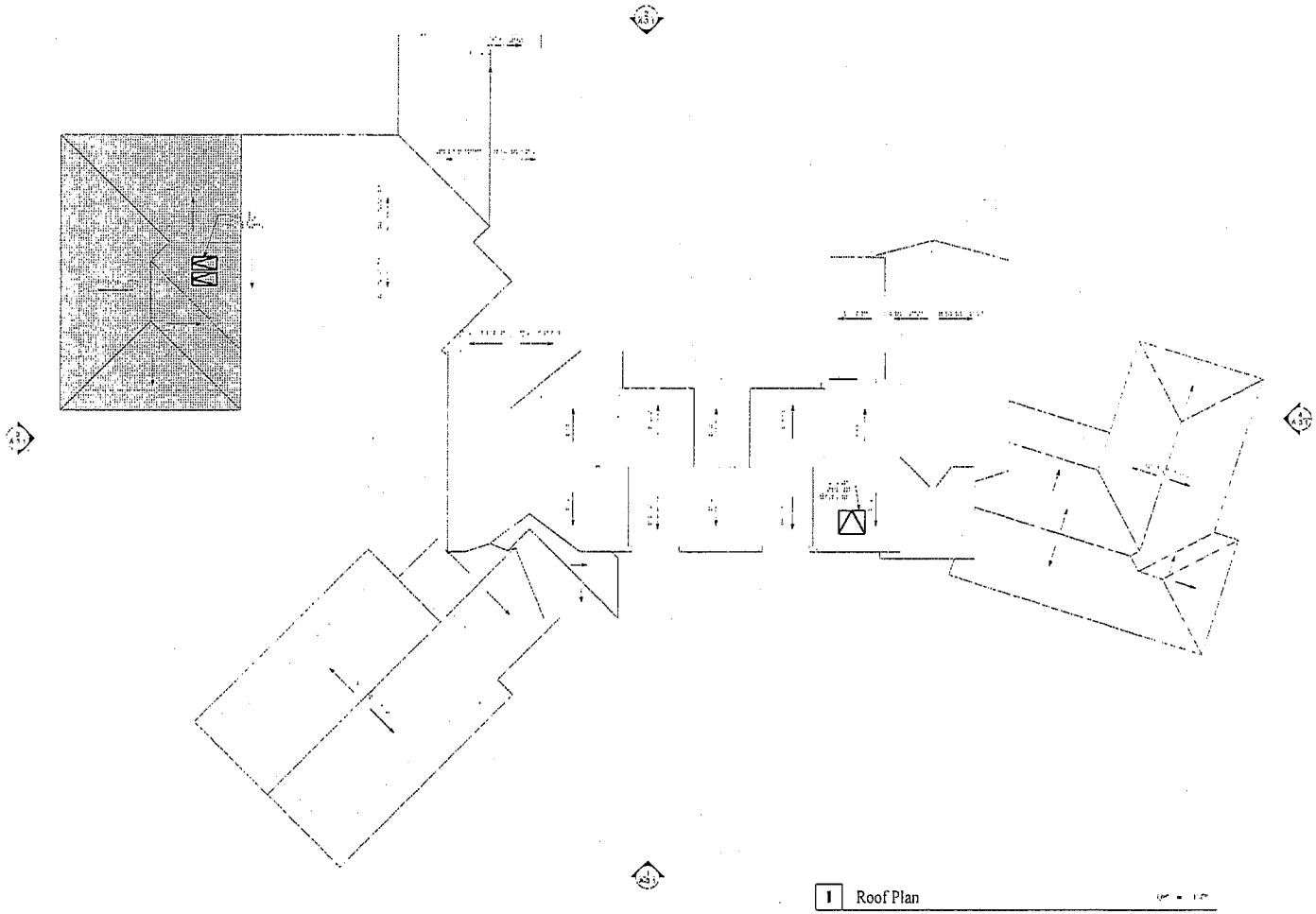
• REVISIONS •

No.	Date	Notes

• JOB: 2013.0100

• DATE: 05-20-13

• SHEET: A-2.1



1 Roof Plan

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

- PROJECT -

Crouse Residence Addition
468 Westridge Dr.
Portola Valley, CA 94028

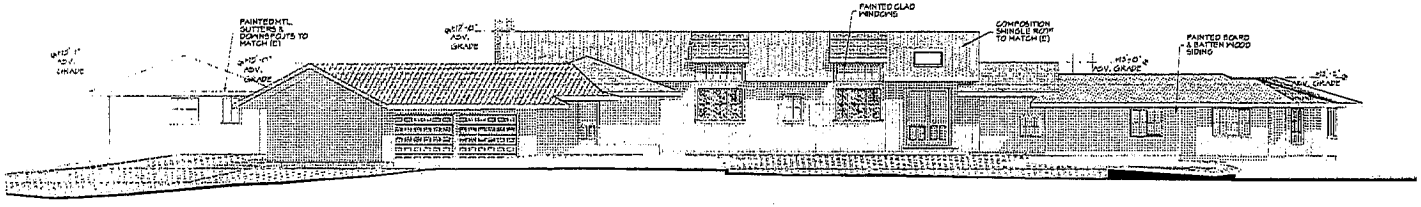
- SHEET TITLE -

Roof Plan

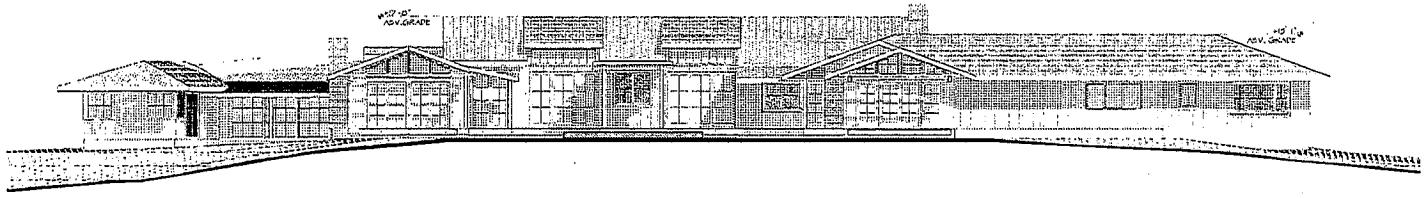
- REVISIONS -

No.	Date	Notes

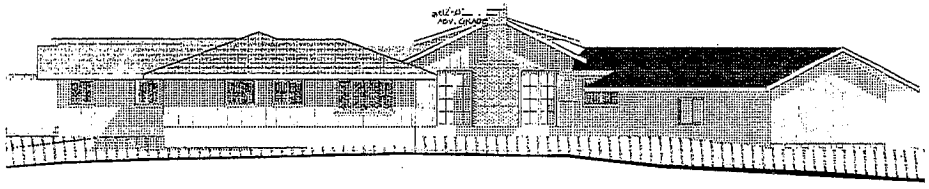
- JOB: 2013.0100
- DATE: 05-20-13
- SHEET: A-2.4



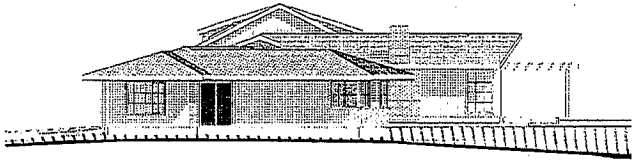
1 Front Elevation



2 Rear Elevation



3 West Elevation



4 East Elevation

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

• PROJECT •

Crouse Residence Addition
468 Westridge Dr.
Portola Valley, CA 94028

• SHEET TITLE •

Exterior Elevations

• REVISIONS •

No.	Date	Notes

• JOB: 2013.0100

• DATE: 05-20-13

• SHEET: A-3.1

Carol Borck <cborck@portolavalley.net>
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, "Mark Sutherland (mark@cjwarchitecture.com)" <mark@cjwarchitecture.com>, "sarah crouse (sdorahy@hotmail.com)" <sdorahy@hotmail.com>
July 18, 2013 12:39 PM
FW: driveway change apn 077-251-080

Please find neighbor comments on proposed project below.

Carol

From: Bill Berry [mailto:berryenterprise@yahoo.com]
Sent: Thursday, July 18, 2013 10:59 AM
To: Carol Borck
Subject: driveway change apn 077-251-080

Carol Borack: ..... Proposed driveway change at 468 Westridge Drive.....we haven't met the Crouse's yet but they not be aware of the difficuly of entering Westridge Drive at times as cars coming up the hill sometimes are going pretty fast....the 50 year location of their driveway is perfect as entering the roadway its a clear view of cars coming both ways on Westridge and Cervantes. The closer their driveway closer to my property at 450 Westridge the more dangerous for them entering Westridge. It won't be a clear view of cars coming up the hill for them.... I note their Westridge Drive stakes are 15 feet appx, our entrance to Westridge is over 30 feet and we still sometimes need to gun it across Westridge to avoid oncoming cars.....I don't know if there's a gradient issue but its pretty steep from Westridge Drive down to the current horse trail. We have really no objection to this change but they should be aware to safety entering Westridge where they propose to change the driveway....Bill Berry.

xc: planner
GW
Crouse

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borck, Assistant Planner
FROM: Howard Young, Public Works Director
DATE: 7/15/13
RE: 468 Westridge Drive - Crouse

RECEIVED
JUL 15 2013
TOWN OF PORTOLA VALLEY

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

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

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

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

Carol Borck <cborck@portolavalley.net> July 16, 2013 4:37 PM
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, "Mark Sutherland (mark@cjwarchitecture.com)" <mark@cjwarchitecture.com>
468 Westridge

Howard Young, Public Works Director, has reviewed the updated civil drawings and has the following additional comments:

1) Driveway shall be scored along trail easement

2) Concern over adequacy of proposed 12" pipe and bubbler – larger size should be considered

Carol

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

June 24, 2013
V5193

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

SUBJECT: **Geotechnical Peer Review**
RE: Crouse, Proposed Addition and Remodel
468 Westridge Drive
Site Development Permit #X9H-656

At your request, we have completed a geotechnical peer review of the Site Development Permit application for the proposed addition/remodel, driveway realignment, and associated site improvements using the following documents:

- Geotechnical Assessment, Additions to Residence & New Pool (Letter), prepared by JF Consulting, Inc., dated April 18, 2013;
- Geotechnical Assessment - Update, Additions to Residence & New Pool (Letter), prepared by JF Consulting, Inc., dated June 4, 2013;
- Architectural Plans (8 sheets, various scales), prepared by CJW Architecture, dated May 26, 2013; and
- Topographic and Boundary Survey (1 sheet, 40 scale) prepared by B & H Surveying, dated February, 2013.

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

DISCUSSION

Based on our review of the referenced documents, we understand that the applicant proposes to construct an addition to the existing residence and remodel portions of the residential structure. In addition, realignment of the driveway and replacement of the existing pool are planned. The estimated earthwork quantities consist of 160 cubic yards of fill.

SITE CONDITIONS

The subject property is characterized, in general, by a relatively level cut pad flanked by descending fill slopes and natural slopes. Previous grading has resulted in placement of fill on the northeastern, eastern, and western flanks, forming moderately steep to steep (21 to 32 percent inclination) fill slopes. Natural slopes north and east of the existing building pad are gently inclined to moderately steep (7 to 23 percent inclination). Drainage consists of partially controlled sheetflow to the east and west toward natural drainage swales.

The Town Geologic Map indicates that the proposed building site is underlain, at depth, by sedimentary rock of the Whiskey Hill Formation (i.e., sandstone, siltstone, and potentially expansive claystone). The bedrock is locally overlain by colluvial soil and old, undocumented fill materials. The Town Movement Potential Map shows that the subject property is located within an "Sbr" zone, which is defined as *"level ground to moderately steep slopes underlain by bedrock within approximately three feet of ground surface or less; relatively thin soil mantle may be subject to shallow landsliding, settlement and soil creep"*. The mapped San Andreas fault zone is located approximately 1.5 miles (2.5 kilometers) southwest of the property.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed site development is constrained by compressible old undocumented fill, potentially expansive soils, and violent seismic ground shaking. In the referenced report, the consultant states that the proposed site development is feasible and that a geotechnical investigation of the site should be performed to characterize the site geotechnical conditions for design of the proposed addition and other improvements. We concur with these conclusions, and thus, **we recommend geotechnical approval of the Site Development Permit application.**

Prior to approval of Building Permits, a geotechnical investigation of the site should be completed, in addition to the following items outlined below:

1. Geotechnical Investigation – The Project Geotechnical Consultant should perform an investigation the subject site, including subsurface exploration, and provide geotechnical design recommendations for site grading, foundations, slabs-on-grade, retaining walls, seismic design parameters, and other geotechnical aspects of project design.

2. **Development Plans** – Site development plans should be generated that incorporate the recommendations of the Project Geotechnical Consultant.

3. **Geotechnical Plan Review** - The Project Geotechnical Consultant should review and approve all geotechnical aspects of the development plans (i.e., including site preparation and grading, site drainage improvements, and design parameters for the foundations and retaining walls) to ensure that their recommendations have been properly incorporated.

   The results of the Geotechnical Investigation, Development Plans, and Geotechnical Plan Review should be submitted to the Town for review by the Town Geotechnical Consultant and Town Staff prior to issuance of the building permit application.

LIMITATIONS

This geotechnical peer review has been performed to provide technical advice to assist the Town in 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

John M. Wallace
Principal Engineering Geologist
CEG 1923

David T. Schrier
Principal Geotechnical Engineer
GE 2334

JMW:DTS:PJ:st

JF Consulting, Inc.

Geotechnical Services

April 18, 2013
Project 1539

Mr. Geoff Crouse
C/O CJW Architecture
130 Portola Road, Suite A
Portola Valley, CA
94028

Subject: Geotechnical Assessment
Additions to Residence & New Pool
Lands of Crouse - 468 Westridge Drive
Portola Valley, CA

Dear Mr. Crouse:

We were asked to prepare this geotechnical assessment document to assist you in obtaining a permit to construct additions to the existing residence and construct a new pool on this parcel. We received and reviewed the preliminary plans prepared by CJW Architecture, visited the site and reviewed the Town's geologic map and ground movement potential map to learn more about this property.

FINDINGS

Existing & Proposed

The parcel currently supports a single-family residence on near level ground. The house is accessed by an asphalt driveway leading from Westridge Drive. There are plans to make an addition to the west side of the house and across a portion of the back of the house. The free-form swimming pool will be decommissioned and a new, rectangular pool constructed at approximately the same location as the existing pool.

Geology & Seismicity

The Town Geologic Map shows the site to be underlain by deposits of the Whiskey Hill Formation (Twh). This was confirmed by pieces of 'float rock' observed on the surface of the site (gopher diggings). The Town Ground Movement Potential Map shows the site to be in a zone identified as Sbr (bedrock shallow). We believe that this is a correct assessment, i.e. bedrock within several feet of the surface. Liquefaction and landsliding are not hazards to this property.

The nearest active, zoned fault is the San Andreas Fault, located approximately 1.5 miles to the west. Other structural faults are located nearer to the site (approximately 200 feet to the north - crossing the northeast corner of the flag lot behind the subject parcel). No faults are shown as passing through the subject parcel.

Recommendations

A geotechnical investigation of the parcel must be performed to characterize the surficial and subsurface soils/bedrock. Soil borings should be made at various locations on the parcel and soil/bedrock samples collected and tested to determine the engineering characteristics of the materials; strength, plasticity, density, etc.

The results of the site exploration and laboratory testing will be used to develop site specific design parameters for the proposed construction of foundations, slabs-on-grade, new swimming pool and decommissioning of existing pool, site drainage control and general grading guidelines.

CONCLUSIONS

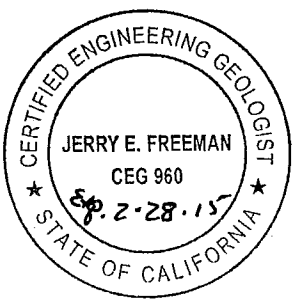
Based upon our experience with other residential projects in close vicinity to the subject site, we are of the opinion that the site can be developed using conventional construction equipment and the floor slabs and foundations will be typical of those being designed and constructed in accordance with the current CBC Building Codes.

LIMITATIONS

The opinions expressed in this document are based upon our experience with previous projects located near the subject site. Exploration at the site may find conditions that differ from those anticipated and described in this letter. Other professionals with a different educational background and professional experience may render different opinions about the suitability of the site for the proposed development.

Should you have any questions, please contact our office.

Very truly yours,
JF CONSULTING, INC.



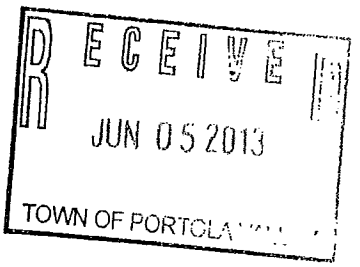
Jerry E. Freeman, CEG 960

JF Consulting, Inc.

Geotechnical Services

June 4, 2013
Project 1542

Mr. Geoff Crouse
C/O CJW Architecture
130 Portola Road, Suite A
Portola Valley, CA
94028



Subject: Geotechnical Assessment - Update
Additions to Residence & New Pool
Lands of Crouse - 468 Westridge Drive
Portola Valley, CA

Dear Mr. Crouse:

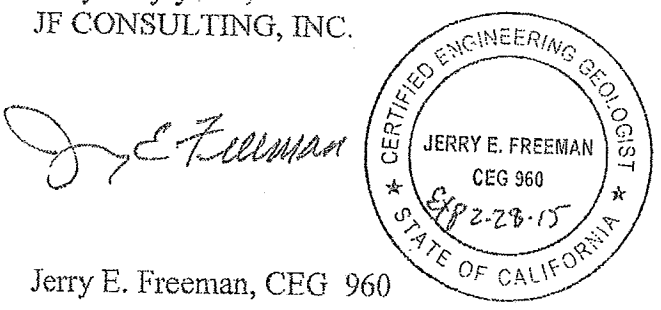
Since the date of our initial geotechnical assessment letter (April 18, 2013), we have now performed the site exploration drilling and tested the recovered samples. The site is underlain at shallow depths by deposits of the Whiskey Hill Formation (Twh). These materials posses adequate strength to support the planned additions to the residence. We will be recommending conventional, shallow, reinforced concrete foundations. The construction of the new pool will be typical for new swimming pools underlain by similar deposits.

We do not anticipate any site conditions that will require unusual construction techniques for foundations, nor require anything other than conventional grading equipment.

We will be completing our final report in the near future.

Should you have any questions, please contact our office.

Very truly yours,
JF CONSULTING, INC.



Jerry E. Freeman, CEG 960

cc: CDW
Crouse
planner

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:468 Westridge	Jurisdiction: PV
Owner/Architect/Project Manager: Crouse	Permit#:
PROJECT DESCRIPTION: Addition/Remodel	
Fees Paid: ☒$YES ☒ See *Fee Comments* Date: 6/27/13	
Fee Comments: CH# 794 $60.00 (plan review fee, SD)	

RECEIVED
JUN 27 2013
TOWN OF PORTOLA VALLEY

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

1. Must comply to PV Ordinance 15.04.020E for ignition resistant construction & materials
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. Approved spark arrestor on all chimneys including outside fireplace.
4. Install Smoke and CO2 detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed in new addition area and attached Garage, "IF" already in the house.
6. 100' defensible space around proposed new structure prior to start of construction.
7. Upon final inspection 30' perimeter defensible space will need to be completed.
8. Driveway is in compliance with WFPD standards (www.woodsidefire.org)
9. Fire Hydrant is within 500' of proposed remodel.

RESUBMIT Once permitted pending any major changes the project should be approved.

Reviewed by:M. Hird	Date: 6/27/13

☒Resubmit ☐Approved with Conditions ☐Approved without conditions

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

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

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

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 077-251-080	SR#	Date 6/20/2013	
Site Address 468 Westridge		Owner Crouse	
City Portola Valley	ZIP	Contractor	
Attn: Carol			

Hello Carol:

Please place a hold on this application review.

Proposed plans dated 5-20-13 from CJW Architecture showing bedroom addition for total of 6 bedrooms. Applicant or his consultants has yet to address upgrading the septic system to meet current standards. A soil percolation test will be required before a new septic design can be submitted for review.

Thank you.

Stan Low, REHS
Land Use Specialists

Preliminary Conservation Committee Comments
468 Westridge
July 8, 2013

We were not able to see the site before drafting this report – it is done from the plans examined at our June meeting.

Volume of Grading 160 cubic yards

House appearance The proposed house fits well with the surroundings

Lighting Number and type of fixtures OK

Landscape Plan:

Only an overview landscape plan was submitted. No plant lists. Is there to be no planting behind the house? Turf around the pool?

Appreciate areas left open and native

The committee would have no objection should the property owner decide to remove the lone redwood that grows close to the entry and shows signs of drought stress.

Carefully follow arborist report delineated care of trees necessary along new driveway.

The Committee would like to accompany ASCC on their site visit to see if additional comments from us are warranted.

Submitted by Judith Murphy, Chair

Carol Borck <cborck@portolavalley.net> June 14, 2013 8:28 AM
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, "Mark Sutherland (mark@cjwarchitecture.com)" <mark@cjwarchitecture.com>
FW: 468 Westridge

Comments from Trails Committee below on the proposed project.

Carol

From: Ellie Ferrari [mailto:elliemferrari@yahoo.com]
Sent: Friday, June 14, 2013 8:16 AM
To: Carol Borck
Subject: 468 Westridge

Hi Carol,

Thanks for the notice on development at the above property, including a driveway change.

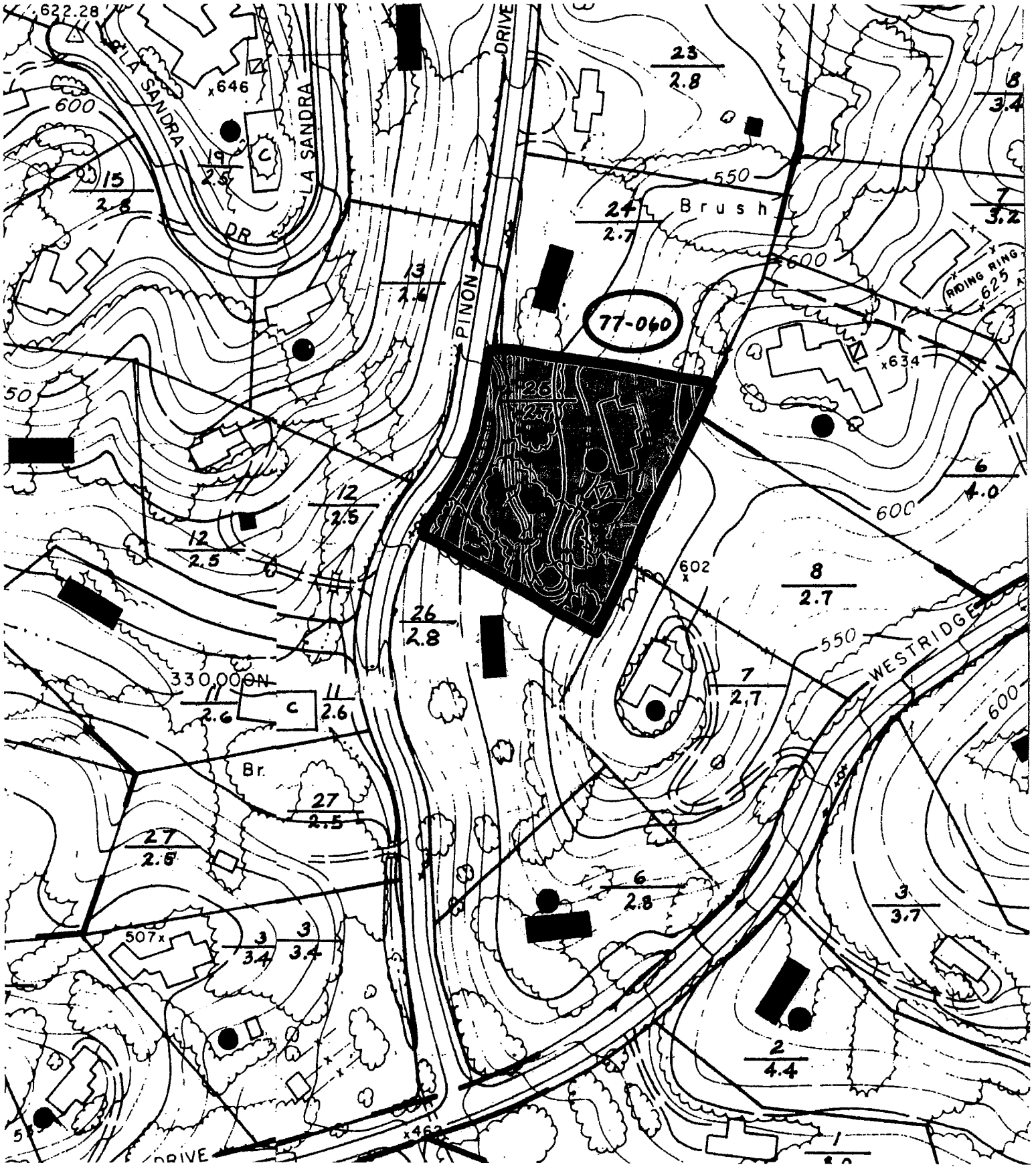
This property is on the town trail. It is presently scored for safe equestrian passage. Please could it be noted that the scoring needs to be in place when they put in their new driveway(s) ?

Many thanks. Sorry for this late response but I have been in and out of town.

Cheers,

Ellie F.

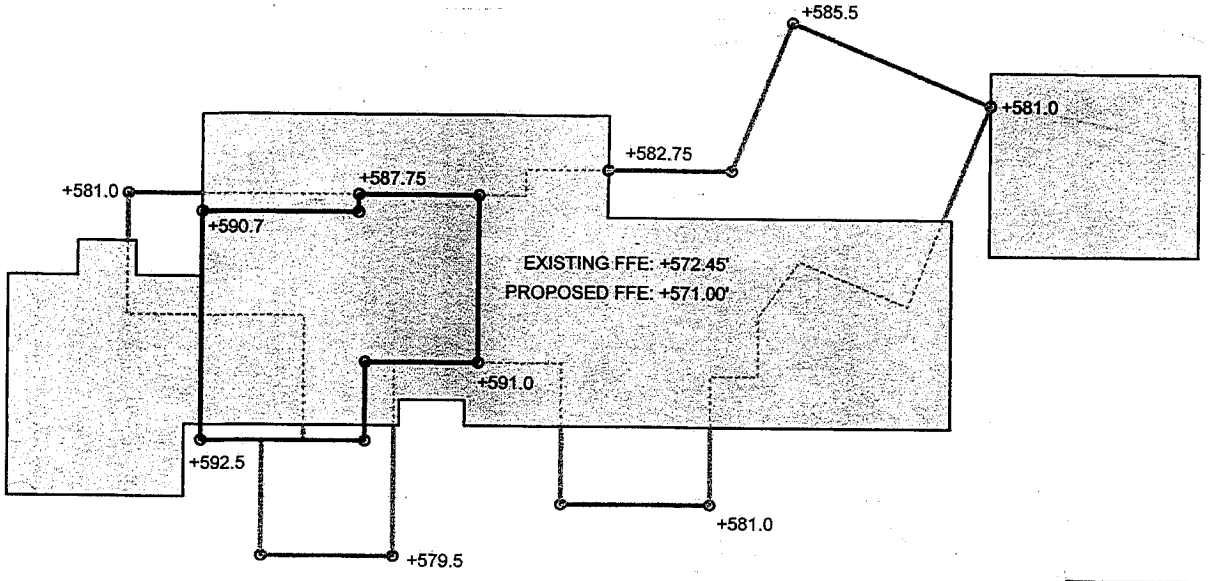
ARCHITECTURAL REVIEW, RESIDENTIAL REDEVELOPMENT & X9H-655 140 PINON DRIVE, REINHARDT



Vicinity Map **Architectural Review Residential Redevelopment & X9H-655, Reinhardt**

Scale: 1" = 200 feet 140 Pinon Drive, Town of Portola Valley

July 2013



KEY

- EXISTING HOUSE FOOTPRINT
- PROPOSED FIRST FLOOR STORY POLE LOCATIONS
- PROPOSED FIRST FLOOR OUTLINE
- PROPOSED SECOND FLOOR STORY POLE LOCATIONS

LICENSED ARCHITECT ANA MARIA WILLIAMSON C-24430 08-2013 RENEWAL DATE STATE OF CALIFORNIA

ANA WILLIAMSON ARCHITECT
885 SANTA CRUZ AVE A MENLO PARK CA 94025
t 650 329 0577 f 650 325 4781

REINHARDT RESIDENCE
NEW RESIDENCE
140 PINON DRIVE
PORTOLA VALLEY, CA 94028

STORY POLE DIAGRAMS

7/12/2013

1

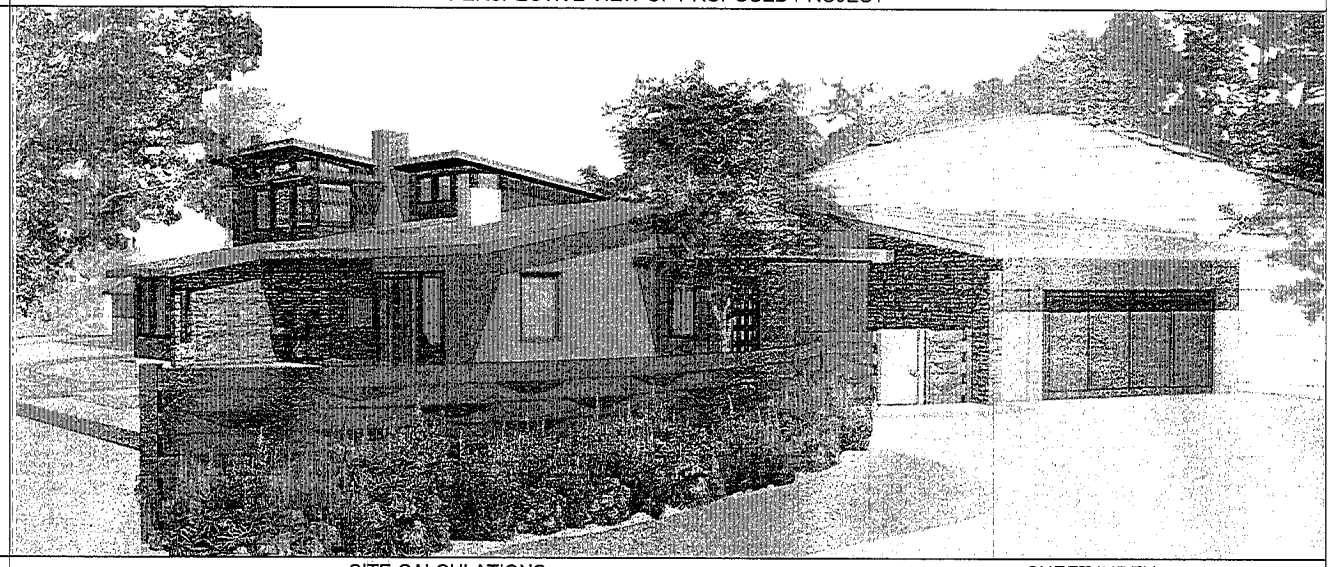
REINHARDT RESIDENCE

PORTOLA VALLEY, CA

PROJECT DIRECTORY

CLIENT	ANDREA AND TILMAN REINHARDT 140 PINON DRIVE PORTOLA VALLEY, CA 94028 T (650) 949-4711 E me@tilman.com E andrea@tuskwellapp.com
ARCHITECT	ANA WILLIAMSON ARCHITECT 885 SANTA CRUZ AVE, SUITE A MENLO PARK, CA 94025 T (650) 329 0577 F (650) 325 4781 E ana@anawilliamson.com
LANDSCAPE ARCHITECT	OLEAVER DESIGN ASSOCIATES 1219 VACATION DRIVE LAFAYETTE, CA 94549 T (925) 934 6944 F (925) 934 6955 E bob@oleaverdesign.com
CONTRACTOR	KENNY SMITH T 408-712-4518
SURVEYOR	LEA & BRAZE ENGINEERING INC 2495 INDUSTRIAL PKWY WEST HAYWARD, CA 94545 T (510) 887-4086 F (510) 887-3019
CIVIL ENGINEER	KPHOA CONSULTING 500 SAYANT STREET SUITE 308 PALO ALTO, CA 94306 T (650) 842-4949 E info@kphoa.com
GREEN POINT RATER	ENERGY DESIGN GROUP 2149 DARTMOUTH STREET PALO ALTO, CA 94306 T (650) 424-1160 E energy@jpmzell.net

PERSPECTIVE VIEW OF PROPOSED PROJECT



SYMBOLS

- SECTION
- EXTERIOR ELEVATION
- DETAIL
- INTERIOR ELEVATIONS
- DIMENSION TO FACE OF FRAMING/MASONRY (UNLESS NOTED OTHERWISE)
- SLOPE
- ELEVATION HEIGHTS
- DOOR
- WINDOW

SITE CALCULATIONS

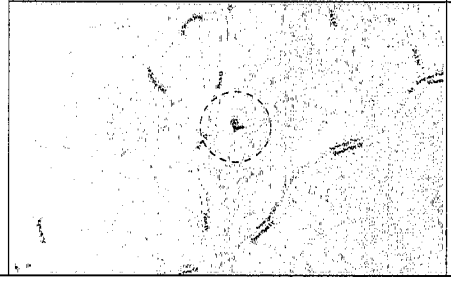
SITE INFORMATION

PROJECT ADDRESS:	140 PINON DRIVE	MAXIMUM HEIGHT:	28 FEET
ACESSOR'S PARCEL NO:	077-060-250	SETBACKS:	
ZONING DISTRICT:	SINGLE FAMILY RESIDENTIAL	FRONT SETBACK	30 FEET
PARCEL SIZE:	115,429 SF	REAR SETBACK	20 FEET
OCCUPANCY TYPE:	R-E/2.5	SIDE SETBACK:	20 FEET
CONSTRUCTION TYPE:	TYPE-V	FIRESPRINKLERS:	YES
NUMBER OF STORIES:	TWO		

LOT / SITE COVERAGE	EXISTING	PROPOSED	MAX. ALLOWED
MAIN RESIDENCE	3,249 SF	2,550 SF	-
MAIN RESIDENCE GARAGE	514 SF	INCLUDED IN SF	-
GUEST HOUSE	635 SF	635 SF	-
GUEST HOUSE GARAGE	345 SF	345 SF	-
GREENHOUSE	124 SF	124 SF	-
HARDSCAPE	7,007	9,023	-
TOTAL IMPERVIOUS SURFACE:	12,074 SF	11,880 SF	13,177
(E) SITE ACCESS ROAD	9,024 SF	9,024 SF	-

FLOOR AREA CALCULATIONS	EXISTING	PROPOSED	MAX. ALLOWED
MAIN RESIDENCE: FIRST FLOOR	3,249 SF	2,550 SF	-
MAIN RESIDENCE: SECOND FLOOR	N/A	535 SF	-
TOTAL:	3,249 SF	3,085 SF	7,297 SF

VICINITY MAP



PROJECT SCOPE

NEW TWO STORY RESIDENCE WITH THREE BEDROOMS, TWO BATHROOMS, A POWDER ROOM, KITCHEN, DINING AND LIVING ROOM, FAMILY ROOM/ DEN, LAUNDRY ROOM, MUDROOM AND TWO CAR GARAGE. MODIFICATION OF EXISTING GUEST HOUSE AND BOAT HOUSE TO UPGRADE ROOF LINES, CLADDING, AND EXTERIOR WINDOWS AND DOORS.

LANDSCAPE IMPROVEMENTS INCLUDE RESHAPING OF THE EXISTING POOL, RESHAPING OF THE EXISTING DRIVEWAY TO ALLOW ACCESS TO NEW GARAGE, NEW PRIVACY WALL AT ENTRY, NEW PATHWAYS AND PLANTINGS THROUGHOUT.

RECEIVED

JUN - 5 2013

SPANGLE ASSOC.

SHEET INDEX

RECEIVED

MAY 31 2013

TOWN OF PORTOLA VALLEY

ANA WILLIAMSON ARCHITECT

885 SANTA CRUZ AVE A

MENLO PARK CA 94025

t 650 329 0577 f 650 325 4781

REVISIONS

ASCC REVIEW: 5-31-13

REINHARDT RESIDENCE

140 PINON DRIVE

PORTOLA VALLEY, CA 94028

ASCC SET

FOR ASCC REVIEW ONLY NOT FOR CONSTRUCTION

COVER SHEET

BF

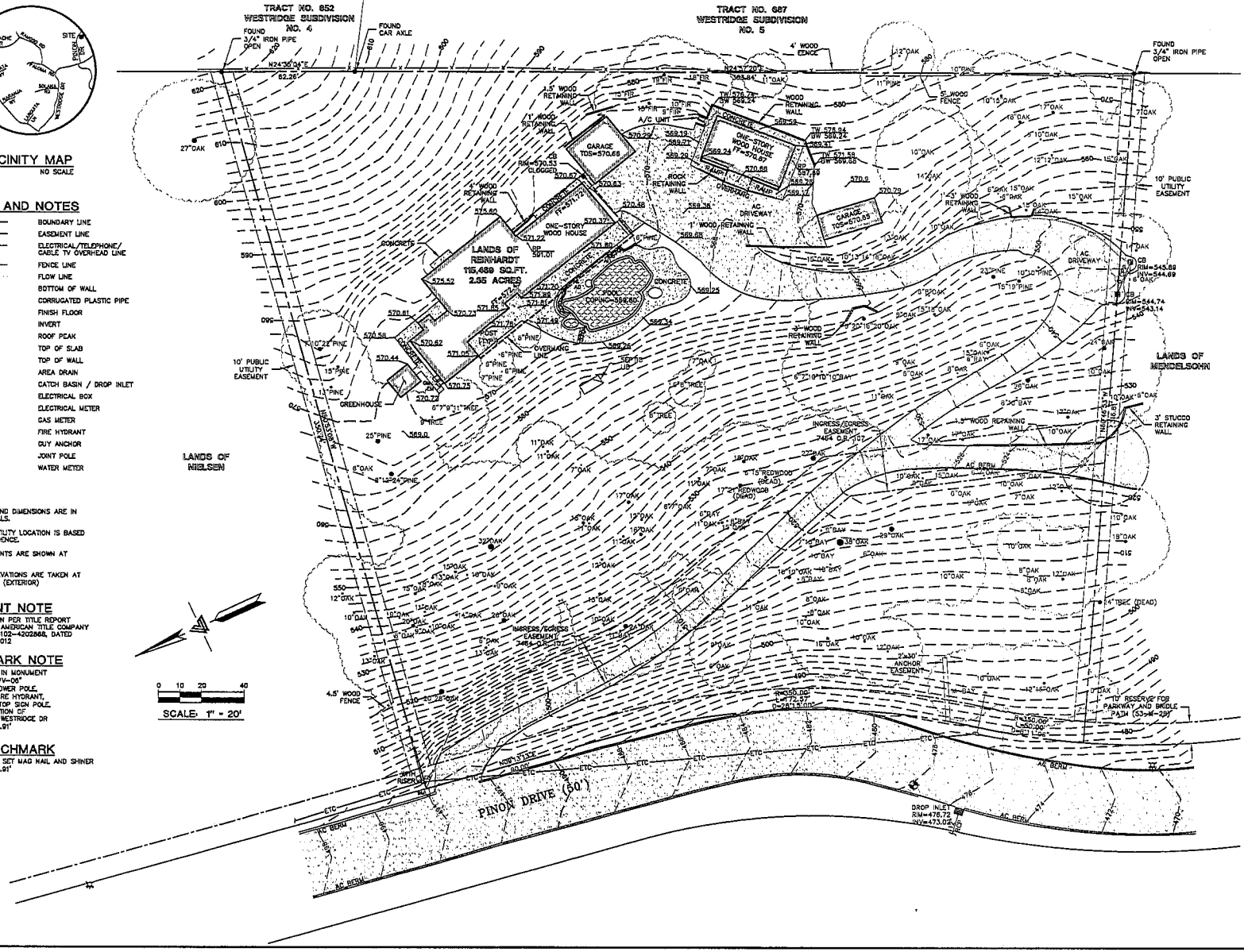
5/31/2013

N.T.S.

1219

1219-REINHARDT.PLN

A0.0



VICINITY MAP

NO SCALE

LEGEND AND NOTES

———	BOUNDARY LINE
———	EASEMENT LINE
——ETC——	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
——x——	FENCE LINE
·····	FLOW LINE
BW	BOTTOM OF WALL
CPP	CORRUGATED PLASTIC PIPE
FF	FINISH FLOOR
INV	INVERT
RP	ROOF PEAK
TOS	TOP OF SLAB
TW	TOP OF WALL
AD	AREA DRAIN
CB	CATCH BASIN / DROP INLET
EB	ELECTRICAL BOX
EM	ELECTRICAL METER
GM	GAS METER
FH	FIRE HYDRANT
GA	GUY ANCHOR
JP	JOINT POLE
WM	WATER METER

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

EASEMENTS SHOWN PER TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY ORDER NUMBER 4102-4202868, DATED SEPTEMBER 20, 2012

BENCHMARK NOTE

3.5" BRASS DISK IN MONUMENT WELL STAMPED "PV-05" 82'+/- SE OF POWER POLE, 56'+/- NW OF FIRE HYDRANT, 34'+/- NE OF STOP SIGN POLE, AT THE INTERSECTION OF PALOMA RD AND WESTRIDGE DR ELEVATION = 528.91'

SITE-BENCHMARK

SURVEY CONTROL SET MAG NAIL AND SHINER ELEVATION = 477.81'

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
2420 DEL RIO PLACE, SUITE 200
ROSEVILLE, CA. 95661
(P) (916)789-1333
(F) (916) 789-1284
WWW.LEABRAZE.COM

140 PINON DRIVE
PORTOLA VALLEY
CALIFORNIA

SAN MATEO COUNTY

APN: 077-060-250

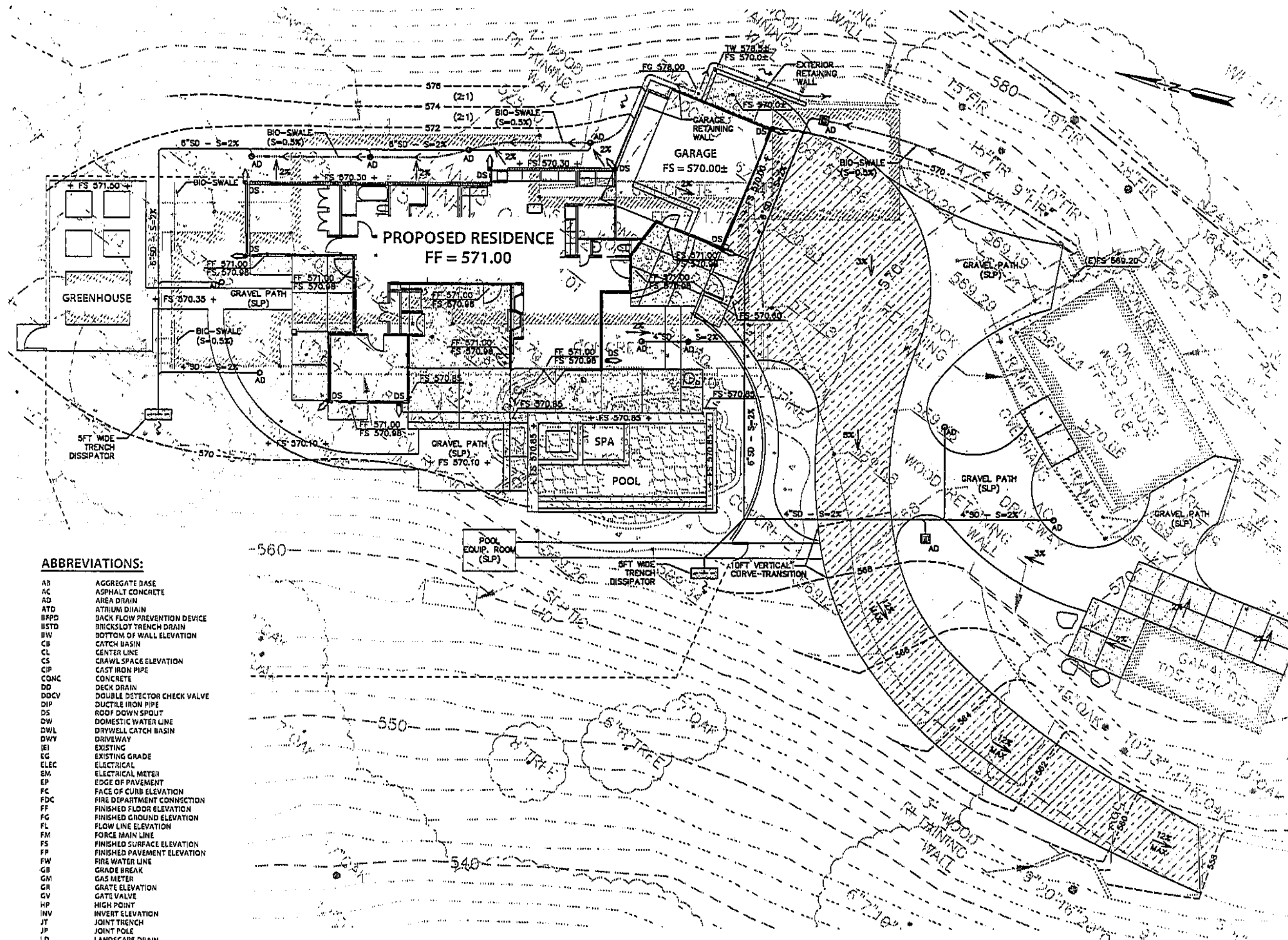
TOPOGRAPHIC SURVEY

REVISIONS	BY

JOB NO: 2120951
DATE: 12-27-12
SCALE: 1"=20'
DRAWN BY: MF
SHEET NO:

SU1

1 OF 1 SHEETS



ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BSTD	BRICKSLOT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWL	DRYWELL CATCH BASIN
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
PKG	PARKING
POC	POINT OF CONNECTION
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
USD	UNDERSLAB DRAIN
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

HATCH LEGEND:

ASPHALTIC CONCRETE PAVEMENT	PER GEOTECHNICAL REPORT.
SITE CONCRETE	PER GEOTECHNICAL REPORT.
GRAVEL PATH	PER LANDSCAPE PLANS
NEW LANDSCAPE	PER LANDSCAPE PLANS

SITEWORK NOTES:

1. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
2. ALL TREE REMOVAL SHALL BE PERFORMED AS SHOWN ON ARCHITECTURAL SHEETS AND FOLLOWING THE ARBORIST REPORT FOR THE PROJECT. THIS INCLUDES BUT IT IS NOT LIMITED TO GRADING OPERATIONS ADJACENT TO EXISTING TREES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE THE INTEGRITY OF TREES TO REMAIN WHICH SHALL NOT BE AFFECTED BY CONSTRUCTION ACTIVITIES.
3. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
4. IF APPLICABLE, A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY.

GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 2%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S TESTING AGENCY TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.

PRELIMINARY EARTHWORK QUANTITIES (ASCC REVIEW)

255 C.Y. CUT
60 C.Y. FILL
BALANCE: 165 C.Y. EXPORT
TOTAL TO BE MOVED: 285 C.Y. DISTURBANCE

PRELIMINARY EARTHWORK QUANTITIES (GROSS NUMBERS)

325 C.Y. CUT
100 C.Y. FILL
BALANCE: 225 C.Y. EXPORT
TOTAL TO BE MOVED: 425 C.Y. DISTURBANCE

CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES. EARTHWORK QUANTITIES SHOWN ARE PRELIMINARY AND FOR PLANNING PURPOSES ONLY.

FOR ASCC REVIEW PURPOSES, PRELIMINARY EARTHWORK NUMBERS EXCLUDE BUILDING FOOTINGS AND POOL.

Call before you Dig
1-800-227-2600

SCALE 10 5 0 10 20

FOR PLAN REVIEW ONLY - NOT FOR CONSTRUCTION

KPROX CONSULTING
WWW.KPROX.COM
555 BRYANT STREET
SUITE 266
PALO ALTO, CA 94301
P: (650) 549 4240
INFO@KPROX.COM

PLAN REVIEW ONLY

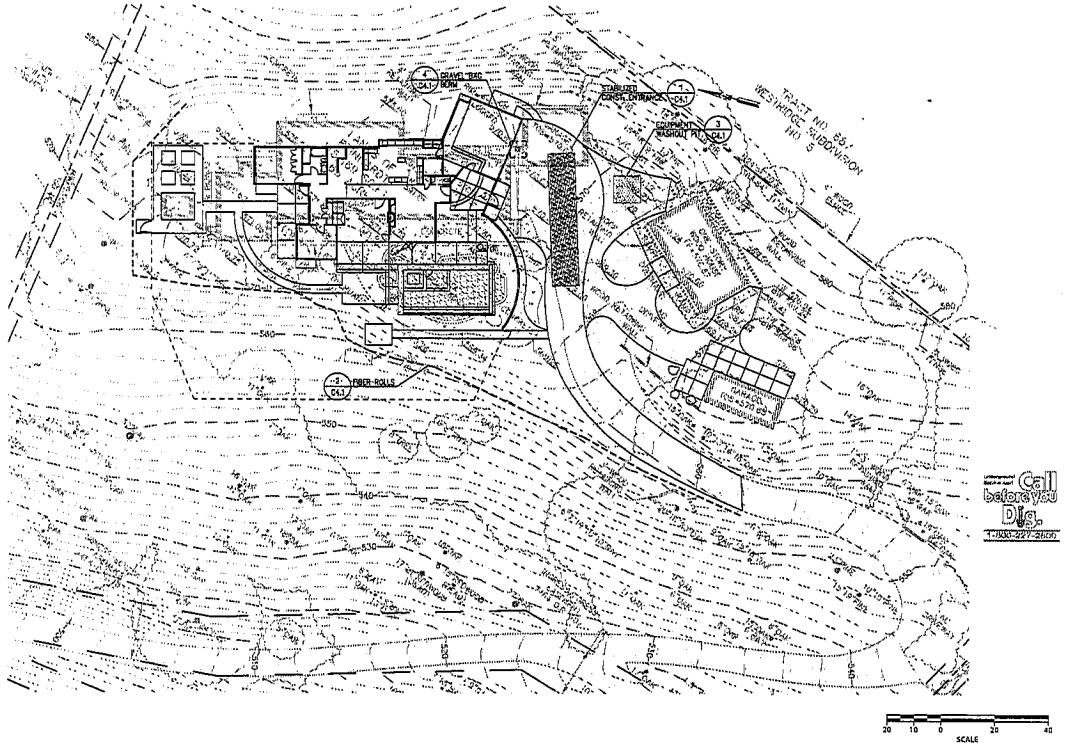
DESCRIPTION:	DATE:
ASCC SUBMITTAL	05/30/2013

REINHARDT RESIDENCE
140 PINON DRIVE
PORTOLA VALLEY, CA 94028

PROJECT No:	13-7204
DATE:	05/17/2013
SCALE:	1" = 10'
DESIGN/DRAWN:	MK
CHECKED:	IK

SHEET TITLE
GRADING & DRAINAGE PLAN

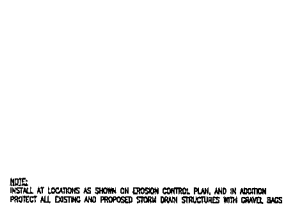
C2.1



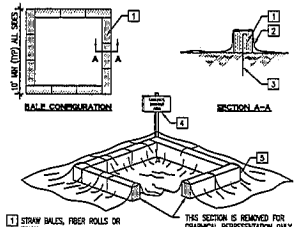
Call before you Dig. 1-800-227-2600

EROSION AND SEDIMENTATION CONTROL NOTES:

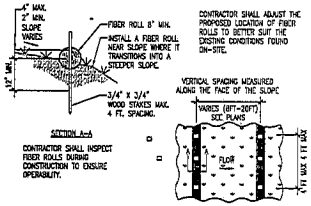
1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, IF PROVIDED, ARE SCHEMATIC MINIMUM REQUIREMENTS. THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
3. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAN THE OUTLET PIPES OF ANY BLOCKAGE.
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THIS SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER.
5. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THAT THE CLIENT HAS SUBMITTED TO THE STATE WATER RESOURCES CONTROL BOARD A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE STATE CONSTRUCTION STORM WATER GENERAL PERMIT, IF REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOI ON THE CONSTRUCTION SITE.
6. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
8. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY'S RIGHT-OF-WAY IS PERMITTED.
9. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
10. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH HOGS FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.



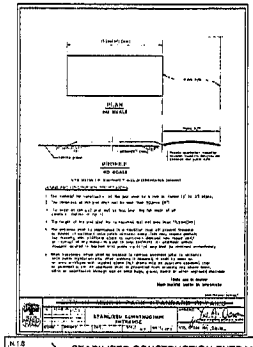
4 N.T.S. GRAVEL BAGS



3 N.T.S. CONCRETE WASHOUT



2 N.T.S. FIBER ROLLS



1 N.T.S. STABILIZED CONSTRUCTION ENTRANCE

FOR PLAN REVIEW ONLY - NOT FOR CONSTRUCTION

KPROX CONSULTING
WWW.KPROX.COM
855 BRYANT STREET
SUITE 340
PALO ALTO, CA 94301
P: (650) 344-4240
INFO@KPROX.COM

PLAN REVIEW ONLY

DESCRIPTION:	DATE:
- ARCC SUBMITTAL	03/17/2013

REINHARDT RESIDENCE
140 PINON DRIVE
PORTOLA VALLEY, CA 94028

PROJECT No:	13-7204
DATE:	03/17/2013
SCALE:	AS SHOWN
DESIGN/DRAWN:	MK
CHECKED:	IK

SHEET TITLE

EROSION CONTROL PLAN

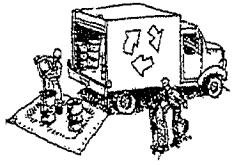
C4.1

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project. Please note: the wet season begins on October 1 and continues through April 30.

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes

Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners solvents, glues, and cleaning fluids as hazardous waste

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils

Erosion Control

- ☐ Schedule grading and excavation work for dry weather only.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.
- ☐ Contaminated Soils
- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board.
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

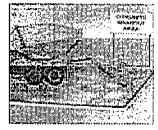
Paving/Asphalt Work

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

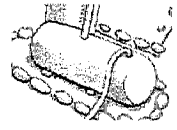
- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



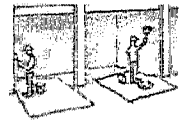
- ☐ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☐ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ☐ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or alternative through a basin, tank, or sediment trap may be required.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ☐ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials

- ☐ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ☐ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to $10,000 per day!

Call before you Dig
1-800-227-2600

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KPROX CONSULTING
WWW.KPROX.COM
333 BRYANT STREET
SUITE 230
PALO ALTO, CA 94301
P: (650) 344-4010
INFO@KPROX.COM

PLAN REVIEW ONLY

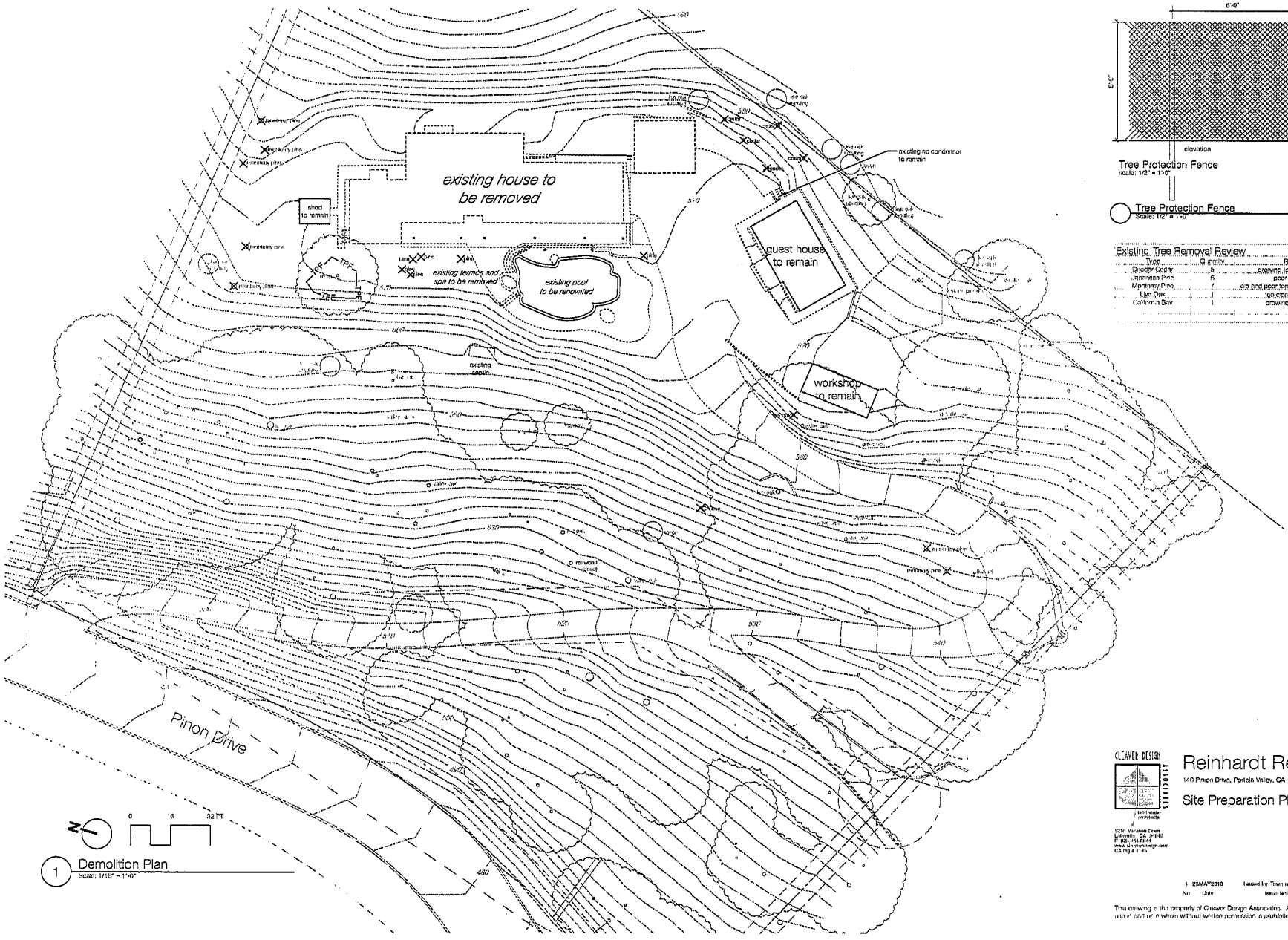
DESCRIPTION	DATE
- ASCC SUBMITTAL	07/01/2013

REINHARDT RESIDENCE
140 PINON DRIVE
PORTOLA VALLEY, CA 94028

PROJECT No:	13-7204
DATE:	05/17/2013
SCALE:	AS SHOWN
DESIGN/DRAWN:	MK
CHECKED:	IK

SHEET TITLE
BEST MANAGEMENT PRACTICES

C4.2



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

Tree Protection Fence
scale: 1/2" = 1'-0"

Tree Protection Fence
Scale: 1/2" = 1'-0"

Existing Tree Removal Review

Type	Quantity	Remarks
Shoebay Cedar	3	growing too close together
Japanese Pine	6	poor specimens
Monterey Pine	7	sick and poor form or growing into poles
Live Oak	1	too close to valley oak
California Bay	1	growing into live oaks

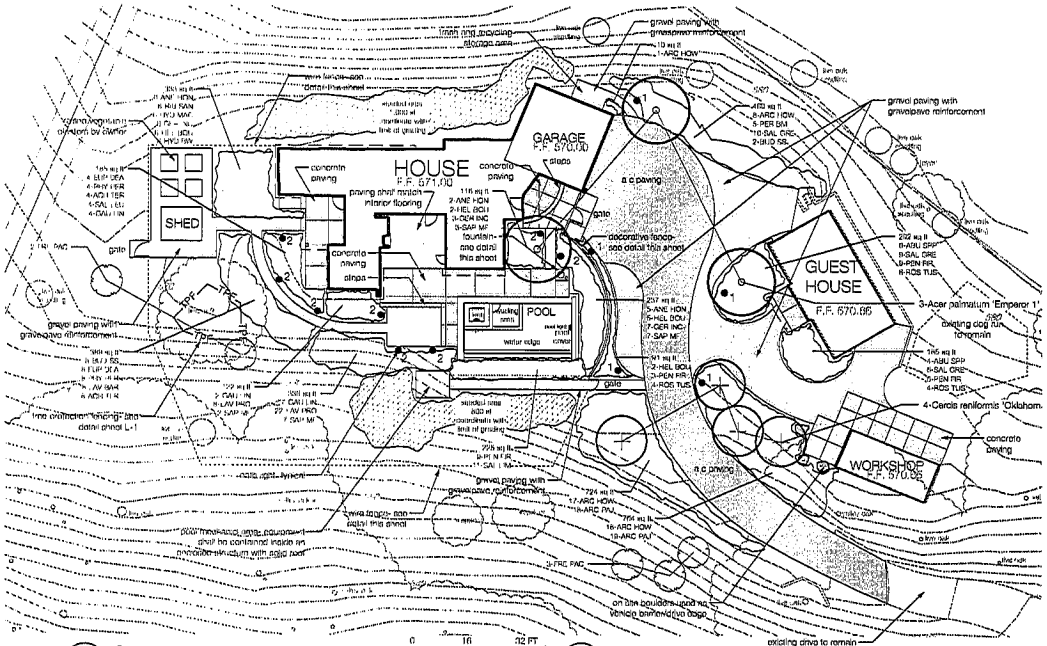
CLEAVER DESIGN ASSOCIATES
landscape architects
12411 Marwood Drive
Lafayette, CA 94549
925.284.8644
www.cleaverdesign.com
CA reg # 4145

Reinhardt Residence

140 Pinon Drive, Portola Valley, CA

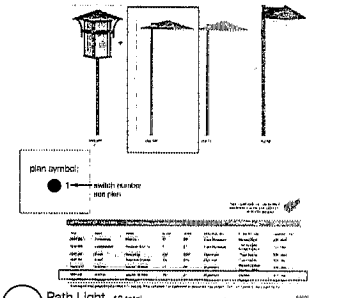
Site Preparation Plan L-1

No	Date	Issue Notes
1	29MAY2013	Issued for Town review



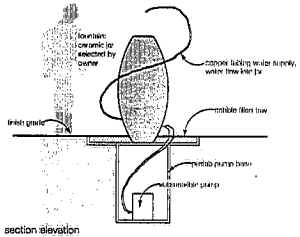
Planting Plan (enlargement)

Scale: 1/16" = 1'-0"



Path Light 13 total

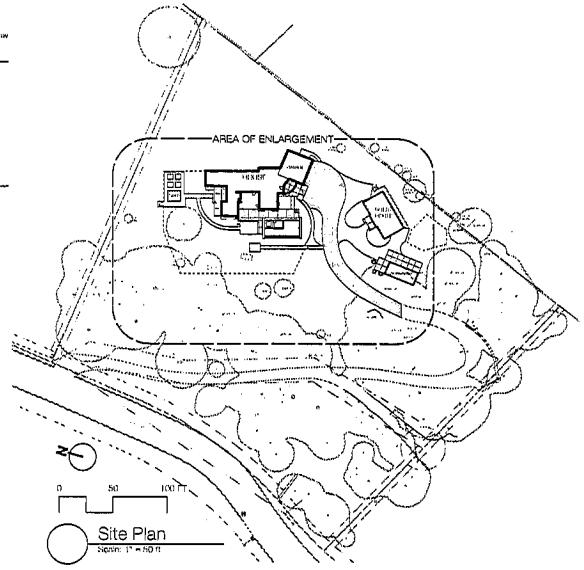
Hinkley Harbor fixture (1bs1AR) in harbor bronze,
18W 12V lamp, fixture height: 21", canopy size: 7" x 7"
install using ground stake,
see plan for switch number (2 total) on manual switch in main house



section elevation

Fountain

Scale: 1/2" = 1'-0"



Site Plan

Scale: 1" = 50 ft

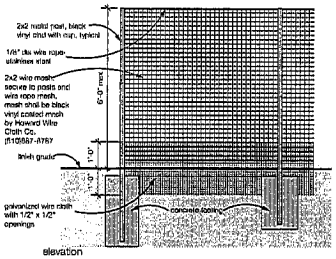
Landscape Notes

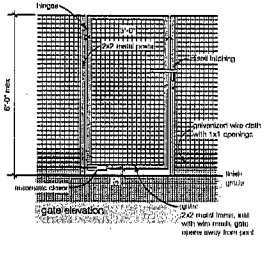
1. All new planting areas shall receive 100% coverage from an automatic, underground irrigation system. The system shall be valved with similar planting and sun/shade conditions. All new trees shall be watered with bubblers. A smart controller shall be used for best watering practices.
2. All planting area finished grades with a slope of 3:1 or greater shall receive a layer of jute mesh placed under the mulch, secured with metal staples.
3. Planting areas shall receive a 2" layer of 50% soil amendment 50% mini mulch. This should be spread after container planting. The contractor shall provide a sample to the landscape architect prior to shipping to site. Stockpile existing topsoil and mulch for reuse.
4. These drawings are based on information supplied by Ann Williamson Architect, Lea A Graze Engineering, Inc, and Isaac Kontrovskiy, civil engineer. Existing plant info was determined in the field by Cleaver Design Associates.
5. Tin on grades shown are diagrammatic only for information only. see civil engineer drawings for additional information.
6. Concrete paving, steps and pool coping shall be "Kahrsul" integral color (by Davis) with sandblast finish.
7. Gravel shall be 1/4" gold southern granite (1" depth) over class II permeable agg base.

Plant List

Category	ID	Latin Name	Common Name	Size	Quantity	Native	Evergreen	WUCOLS
tree	ACE EMP	Acer palmatum 'Emperor 1'	Red Japanese Maple	24" box	3			
	CER OKL	Cercis reniformis 'Oklahoma'	Oklahoma Redbud	15 gallon	4			
shrubs								
	FRE PAC	Fragaria vesca 'Pacific Beauty'	Flower Bush	5 gallon	3	Y	Y	VL
shrub mass								
	ABU SPP	Abutilon sp.	Flowering Maple	gallon	10	Y		
	ACH TER	Achillea millefolium 'Terra Cotta'	Terra Cotta Common Yarrow	gallon	13	Y		
	ANE HON	Anemone x hybrida 'Honorine Jobert'	Honorine Jobert Japanese Anemone	gallon	12			M
	ARC HOW	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	gallon	42	Y	Y	L
	ARC PAJ	Arctostaphylos pajaroensis 'Paradise'	Paradise Manzanita	gallon	24	Y	Y	L
	BUD SS	Buddleia davidii 'Summer Skies'	Butterflybush	gallon	15			M
	EUP DEA	Euphorbia 'Dwarf Hybrid'	Dwarf's Hybrid Spurge	gallon	15			L
	GAU LIN	Genus lindheimeri	Whitte Gaura	gallon	7			L
	GER INC	Geranium incanum	Cranesbill	gallon	10	Y		M
	HEL BOU	Helleborus x ahenii 'Boughton Beauty'	Boughton Beauty Hellebo	gallon	12			M
	HYD BW	Hydrangea macrophylla 'Blue Wave'	Bigleaf Hydrangea Lacecap	gallon	6			M
	HYD MAC	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	5 gallon	6			M
	LAV BAR	Lavandula x chemnetii 'Bandera'	Tree Lavender	5 gallon	6			L
	LAV PRO	Lavandula x intermedia 'Provence'	Provence French Lavender	1 gallon	30			L
	PEN FIR	Pennisetum x 'Fireland'	Mitsuchi Pennisetum	gallon	9			L
	PER BM	Perovskia atriplicifolia 'Blue Mist'	Russian Sage	gallon	5			L
	PHY PER	Physocarpus	Ground Cherry	gallon	12			L
	RIB SAN	Ribes sanguineum	Red Flowering Currant	gallon	3			L
	ROS TUS	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	gallon	14			L
	SAL GRE	Salvia greggii 'Icing Sugar'	Autumn Sage	gallon	21			L
	SAL LEU	Salvia leucantha	Mexican Sage	gallon	7			L
	SAL LIM	Salvia microphylla 'Limelight'	Mexican Sage	gallon	11			L
	SAP MF	Sapphiranthe 'Mist Fire'	Giant Fireworks Snapdrag	gallon	10			M
vines								

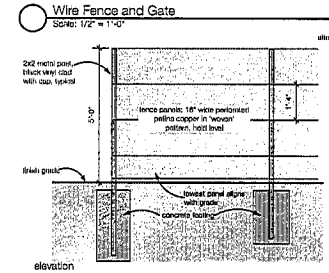
Seeded Areas:
Install the "Blue Oaks Native Seed Mix" available through Lindgrove Farms (530) 662-6847
Provide temporary irrigation to establish the plants.

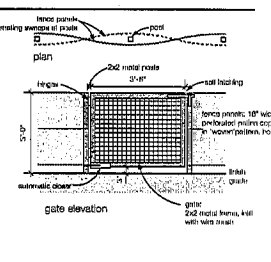




Wire Fence and Gate

Scale: 1/2" = 1'-0"





Decorative Fence and Gate

Scale: 1/2" = 1'-0"

CLEAVER DESIGN ASSOCIATES
landscape architects
1210 Viewpoint Drive
Lafayette, CA 94549
P. 925.284.3244
www.cleaverdesign.com
CA reg # 4148

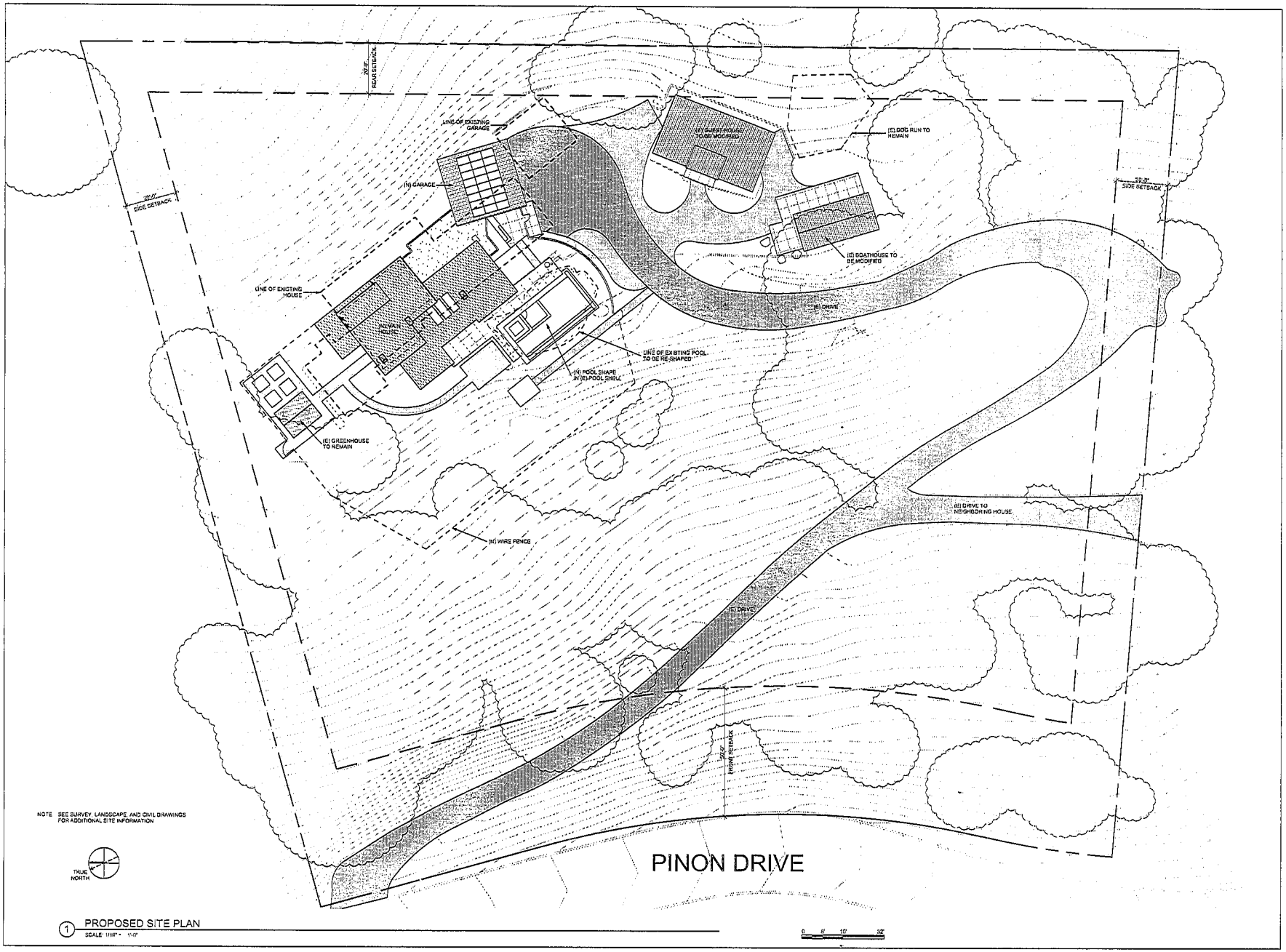
Reinhardt Residence

140 Pinion Drive, Portola Valley, CA

Landscape Plan

L-2

No	Date	Issue Notes
1	28MAY2013	Issued for Town review



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

ANA WILLIAMSON ARCHITECT
885 SANTA CRUZ AVE A
MENLO PARK CA 94025
t 650 329 0577 f 650 325 4781

REVISIONS
ASCC REVIEW: 5-31-13

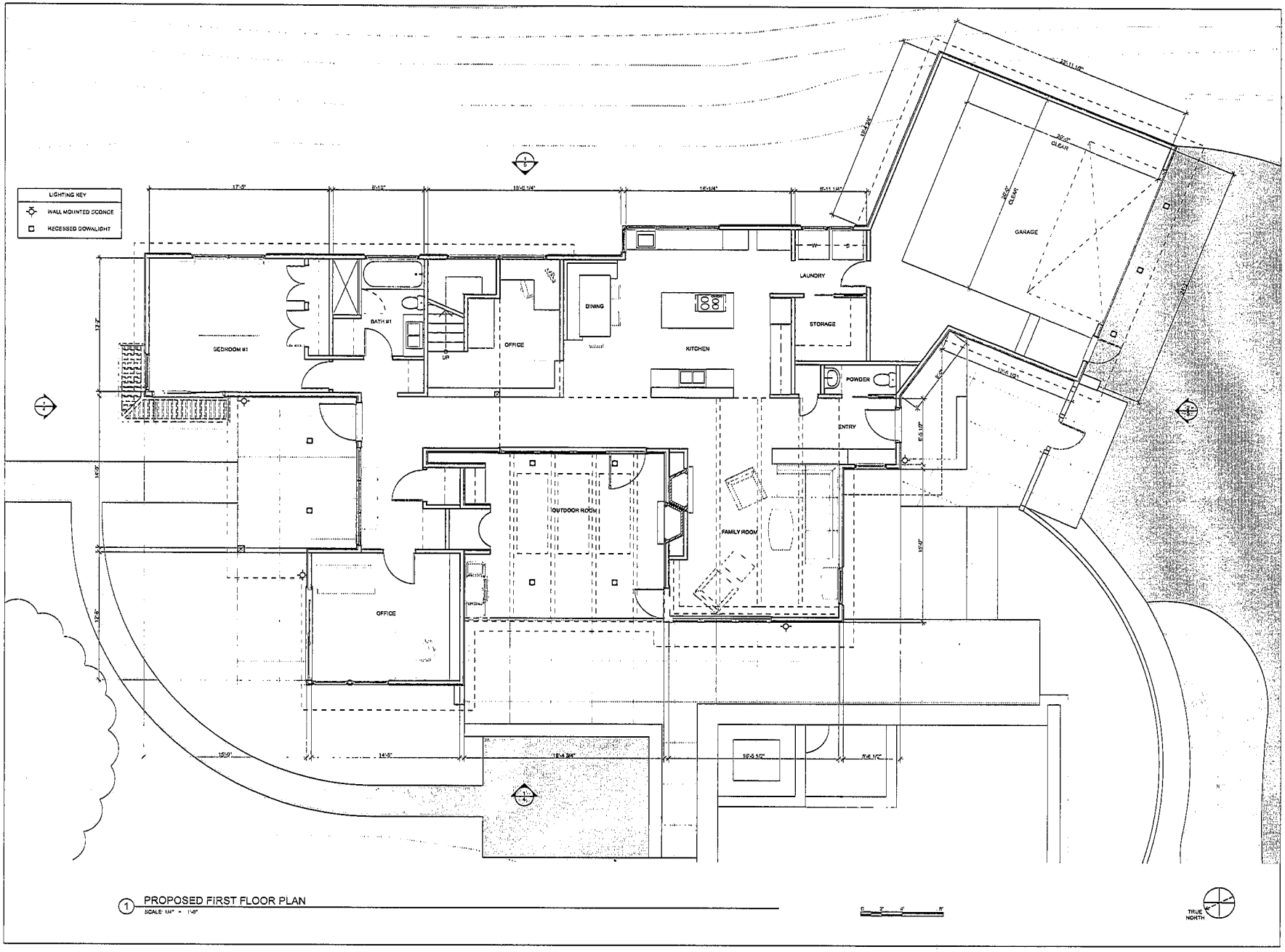
REINHARDT RESIDENCE
140 PINON DRIVE
PORTOLA VALLEY, CA 94028

ASCC SET
FOR ASCC REVIEW ONLY
NOT FOR CONSTRUCTION

PROPOSED SITE PLAN

DRAWN BY: BF
DATE: 5/31/2013
SCALE:
JOB NO: 1219
FILE NAME: 1219-REINHARDT.PLN

A1.0



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ANA WILLIAMSON ARCHITECT
885 SANTA CRUZ AVE A
MENLO PARK CA 94025
t 650 329 0577 f 650 325 4781

REVISIONS
ASCC REVIEW: 5-31-13

REINHARDT RESIDENCE
140 PINON DRIVE
PORTOLA VALLEY, CA 94028

ASCC SET
FOR ASCC REVIEW ONLY
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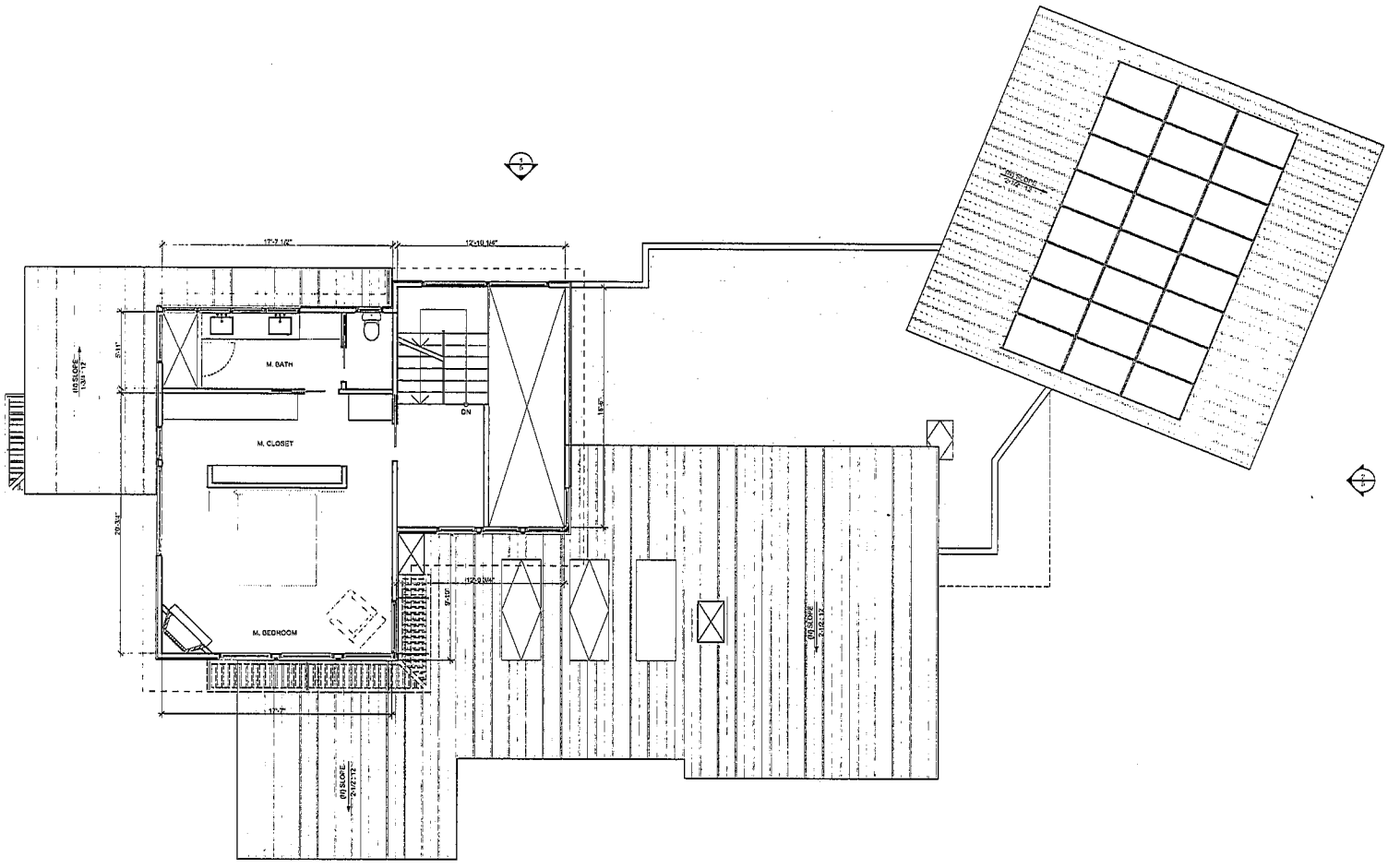
PROPOSED FLOOR PLAN

DRAWN	BF
DATE	5/31/2013
SCALE	1/4"=1'-0"
JOB NO.	1219
FILENAME	1219-REINHARDT.PLN
SHEET	A2.0



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

TRUE NORTH

ANA WILLIAMSON ARCHITECT
885 SANTA CRUZ AVE A
MENLO PARK CA 94025
t 650 329 0577 f 650 325 4781

REVISIONS
ASCC REVIEW: 5-31-13

REINHARDT RESIDENCE
140 PINON DRIVE
PORTOLA VALLEY, CA 94028

ASCC SET
FOR ASCC REVIEW ONLY
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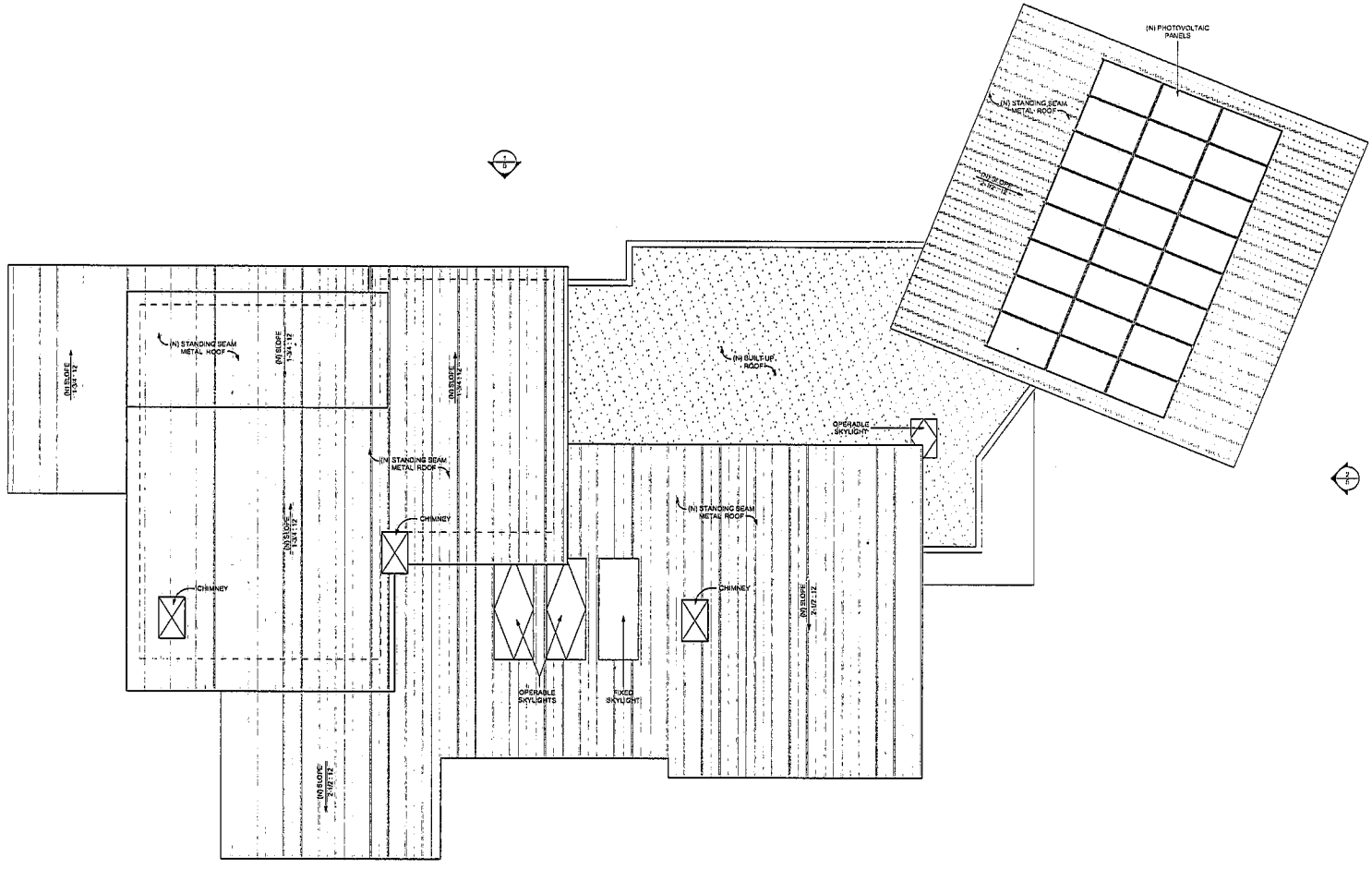
PROPOSED SECOND FLOOR PLAN

DRAWN: BF
DATE: 5/31/2013
JOB NO.: 1219
FILENAME: 1219-REINHARDT.PLN

SHEET: A2.1



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

ANA WILLIAMSON ARCHITECT
885 SANTA CRUZ AVE A
MENLO PARK CA 94025
t 650 328 0577 f 650 325 4781

REVISIONS
ASCC REVIEW: 5-31-13

REINHARDT RESIDENCE
140 PINON DRIVE
PORTOLA VALLEY, CA 94028

ASCC SET
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NOT FOR CONSTRUCTION

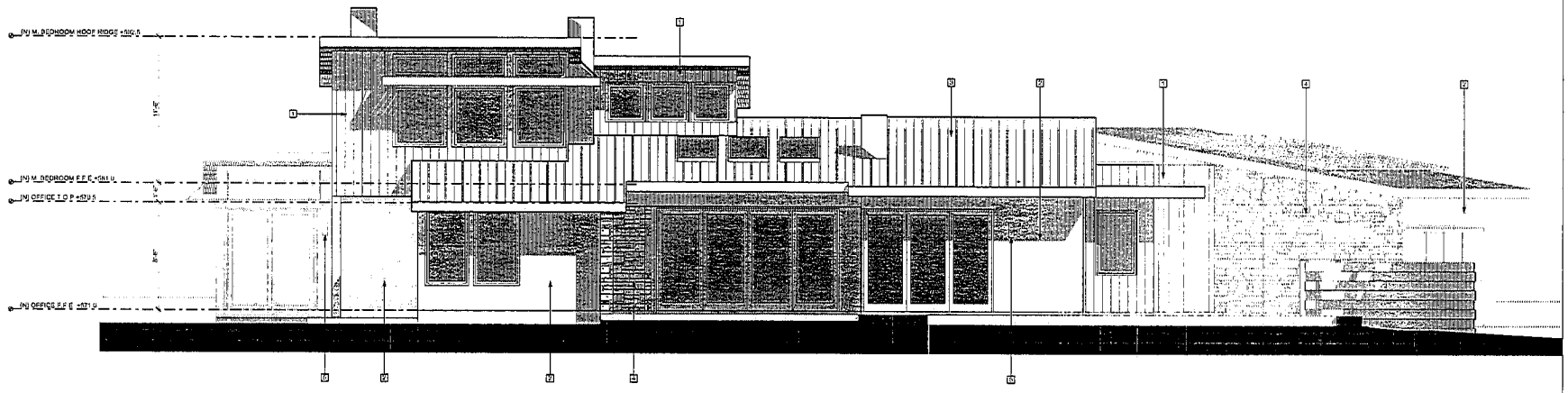
PROPOSED ROOF PLAN

BF
5/31/2013
1219
1219-REINHARDT.PLN

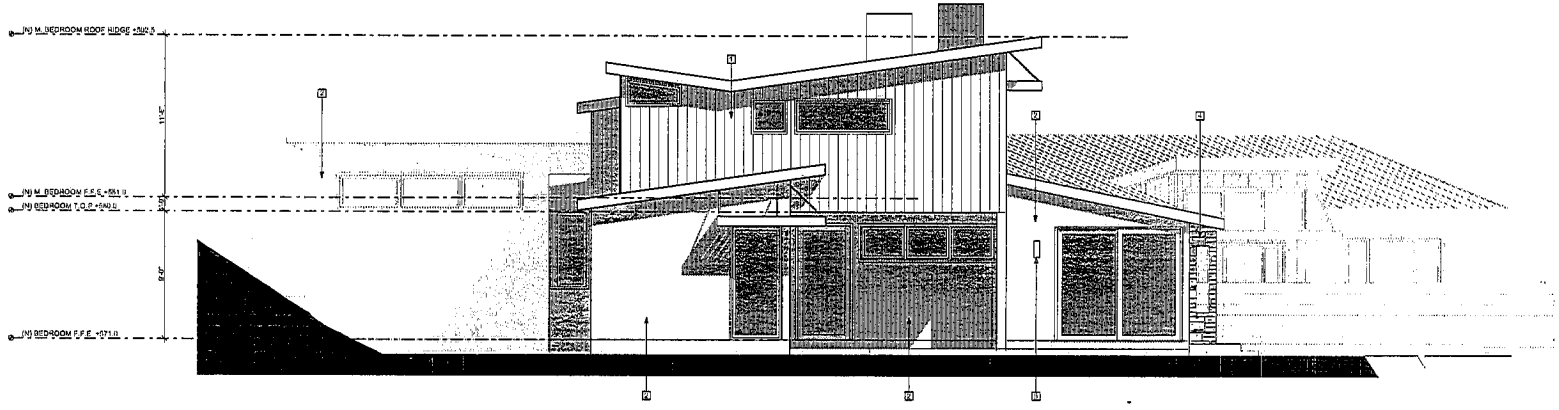
A2.2

ELEVATION NOTES

1. RECLAIMED REDWOOD SIDING
2. INTHEGAL COLOR STUCCO SIDING (BENJAMIN MOORE WOODCLIFF LAKE-060)
3. STANDING SEAM METAL ROOF (COOL ZINC GRAY)
4. NATURAL STONE
5. HINKLEY LIGHTING WALL MOUNTED SCONCE (ARIA)



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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PROPOSED EXTERIOR ELEVATIONS

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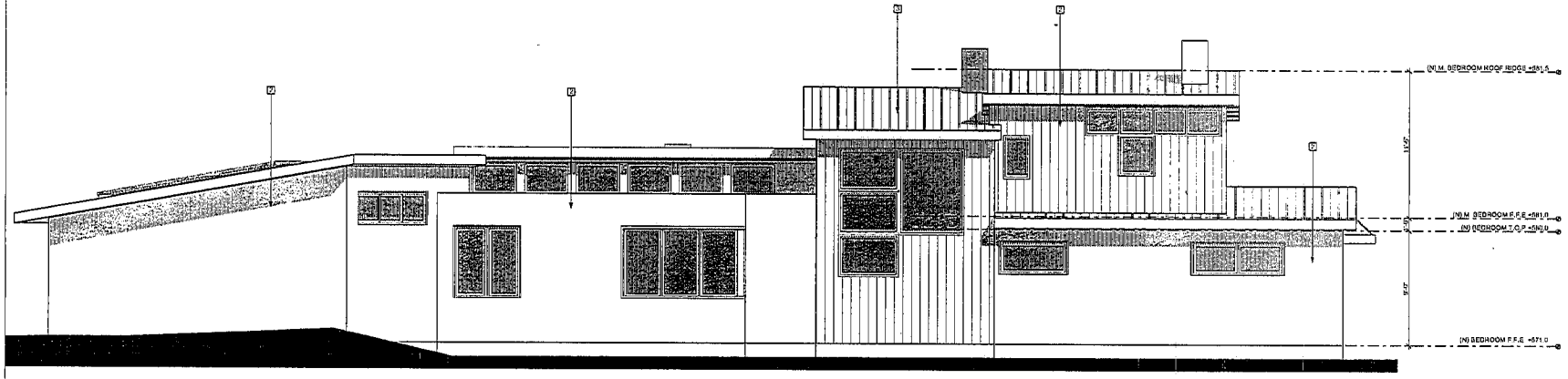
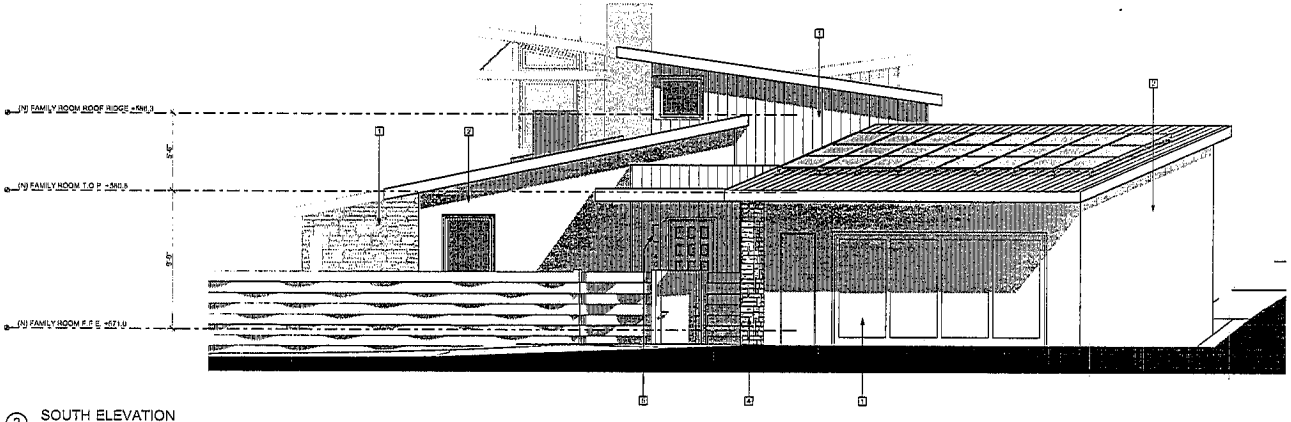
A3.0

ELEVATION NOTES

1. RECLAIMED REDWOOD SIDING
2. INTREGAL COLOR STUCCO SIDING (BENJAMIN MOORE WOODCLIFF LAKE-HC-82)
3. STANDING SEAM METAL ROOF (COOL ZINC GRAY)
4. NATURAL STONE



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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PROPOSED EXTERIOR ELEVATIONS

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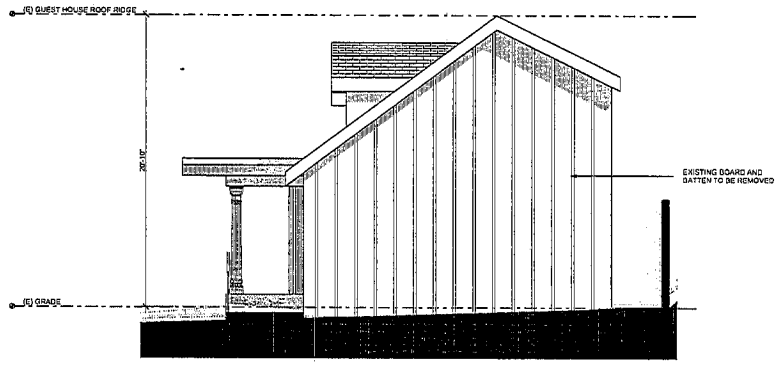
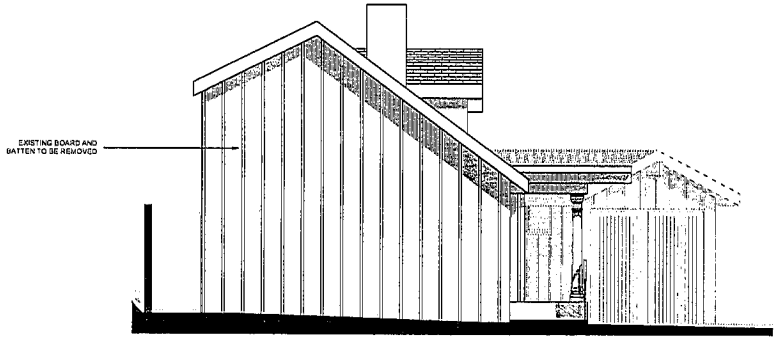
DATE: 5/31/2013
SCALE:
JOB NO: 1219
FILENAME: 1219-REINHARDT.PLN
SHEET: A3.1

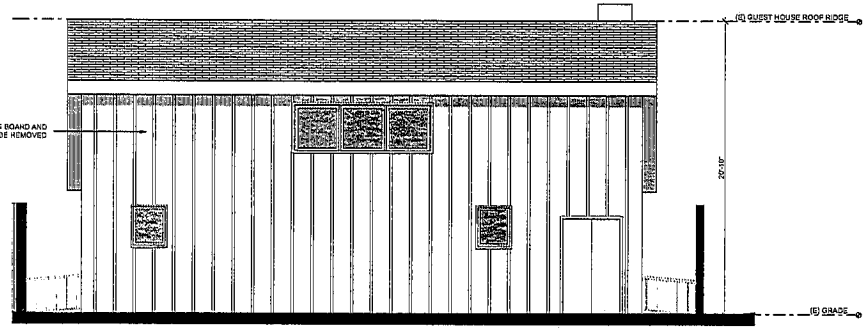
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

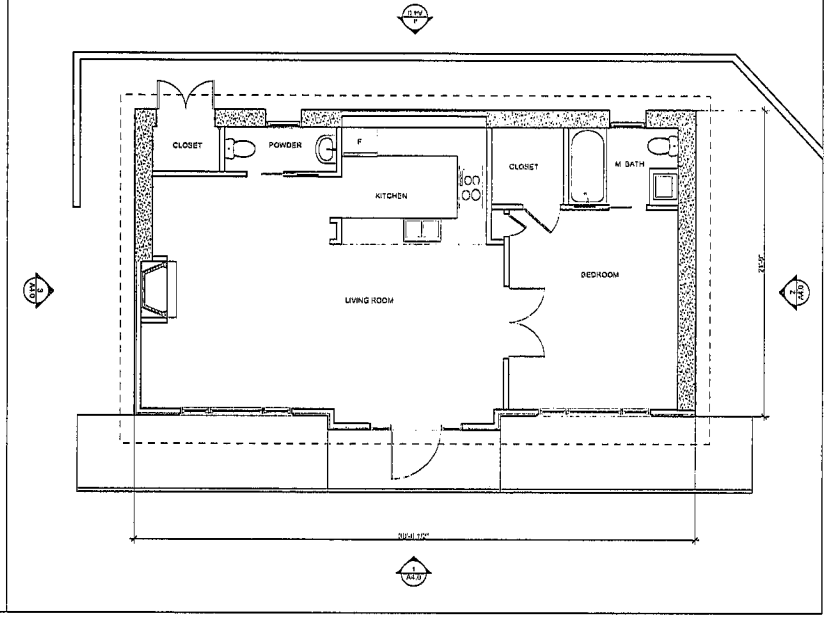


3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING GUEST HOUSE FLOOR PLAN



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EXISTING GUEST HOUSE

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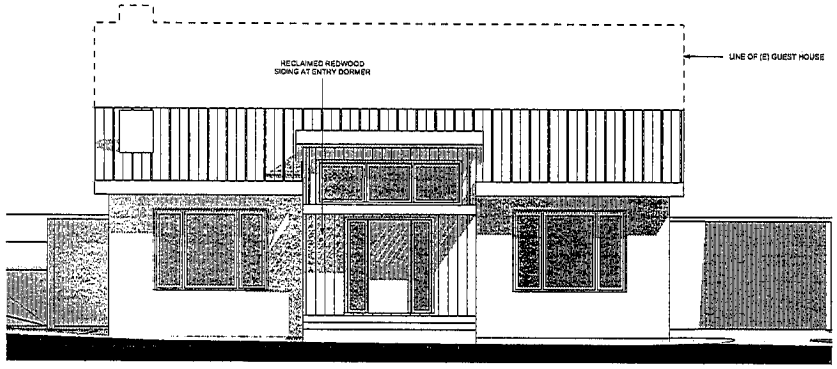
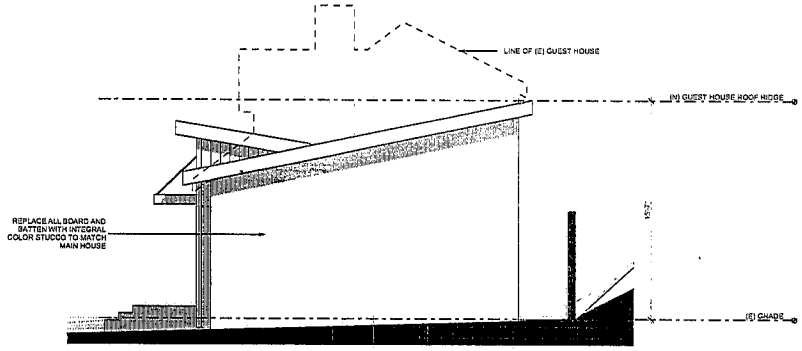
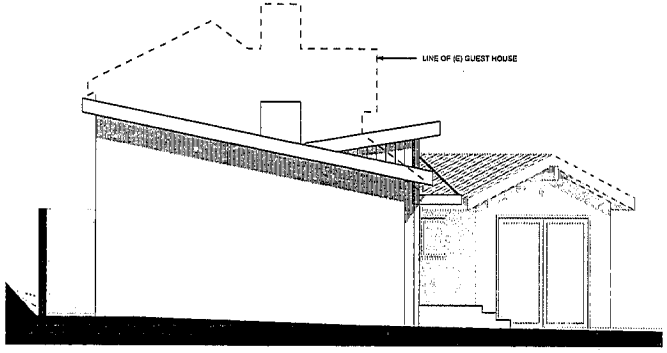
A4.0



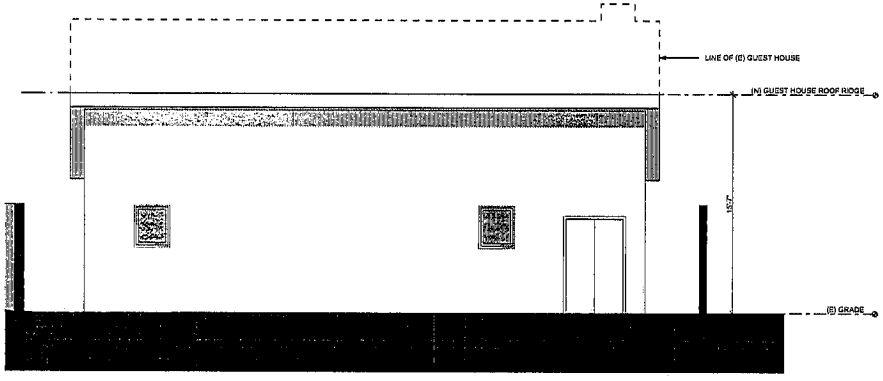
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

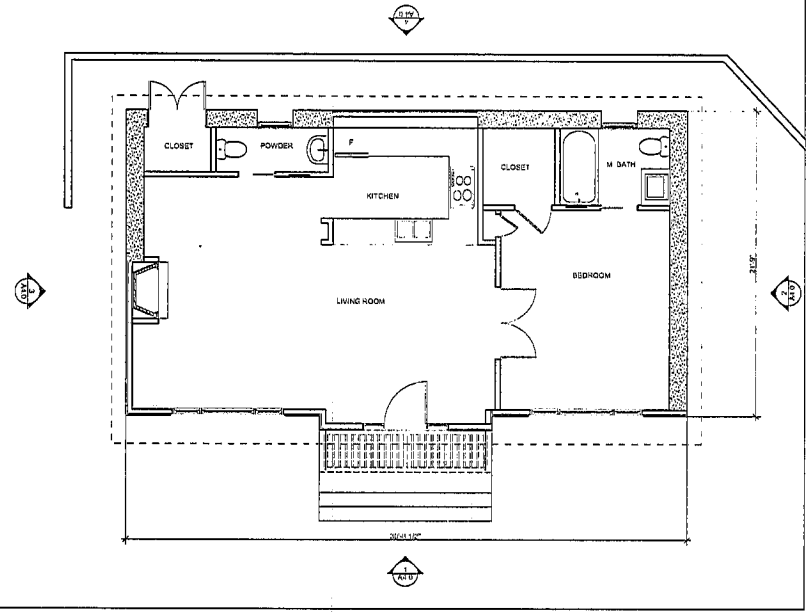


3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED GUEST HOUSE FLOOR PLAN



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REINHARDT RESIDENCE
140 PINON DRIVE
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PROPOSED GUEST HOUSE

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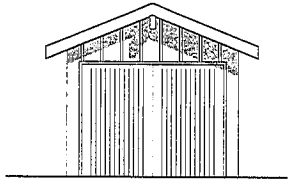
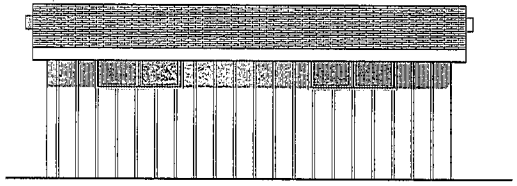
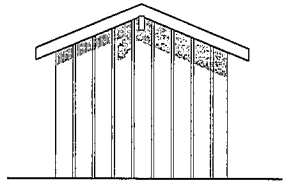
JOB NO.	1219
FILENAME	1219-REINHARDT.PLN
SHEET	A4.1



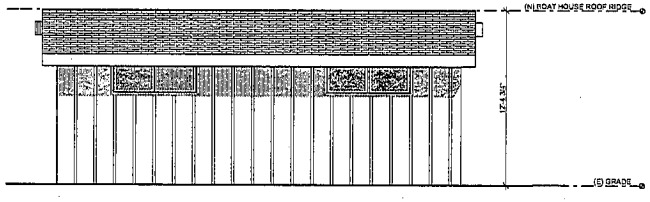
1 (E) SOUTH ELEVATION



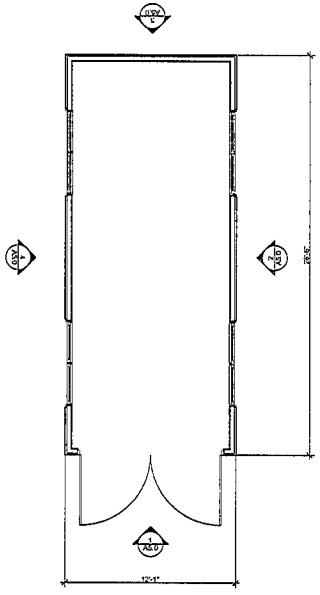
2 (E) WEST ELEVATION



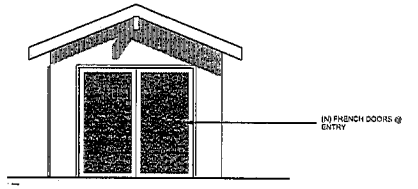
3 (E) NORTH ELEVATION



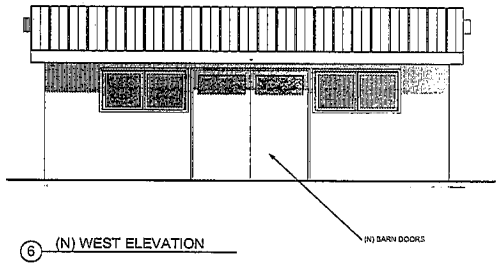
4 (E) EAST ELEVATION



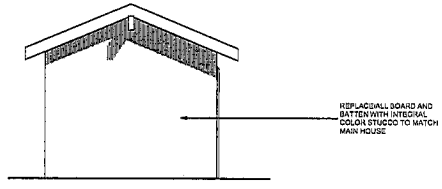
EXISTING PLAN



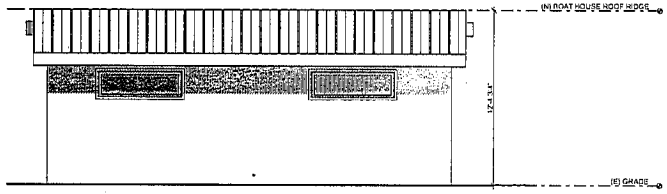
5 (N) SOUTH ELEVATION



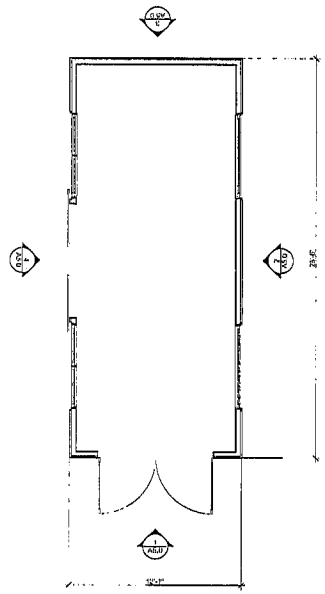
6 (N) WEST ELEVATION



7 (N) NORTH ELEVATION



8 (N) EAST ELEVATION



PROPOSED PLAN

ANA WILLIAMSON ARCHITECT
885 SANTA CRUZ AVE A
MENLO PARK CA 94025
t 650 329 0577 f 650 325 4781

REVISIONS
ASCC REVIEW: 5-31-13

REINHARDT RESIDENCE

140 PINON DRIVE
PORTOLA VALLEY, CA 94028

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BOAT HOUSE

BF

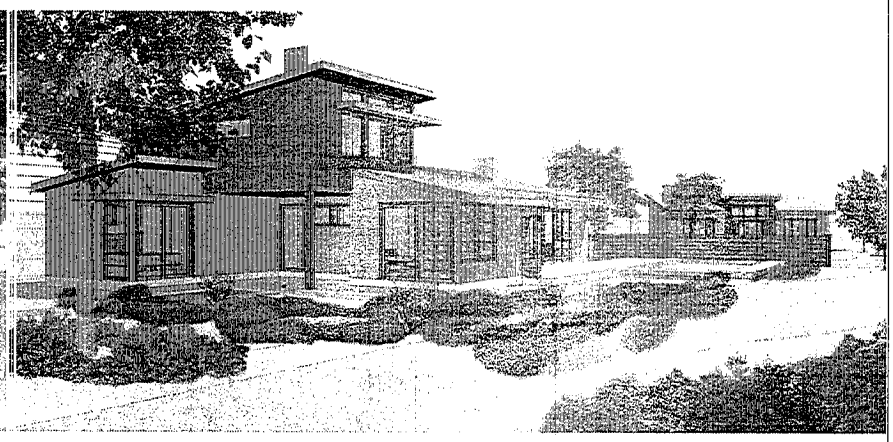
5/31/2013

1219

1219-REINHARDT.PLN

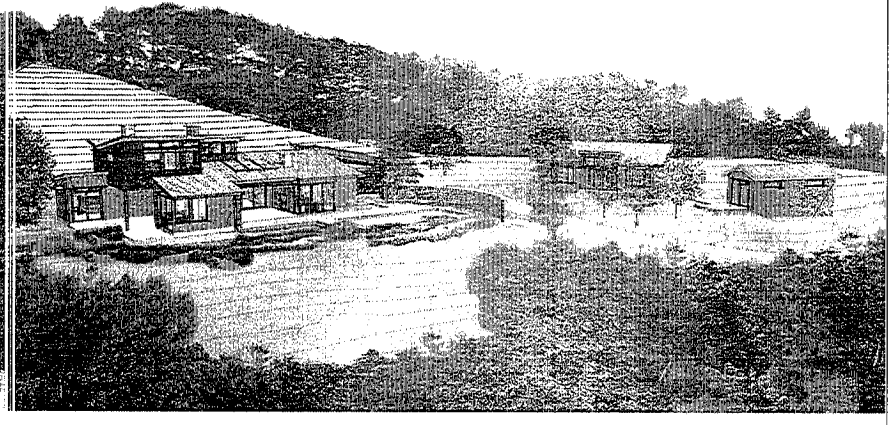
A5.0

1 FRONT PERSPECTIVE



2 VIEW FROM OFFICE

3 VIEW FROM HILL



4 SITE PERSPECTIVE

ANA WILLIAMSON ARCHITECT
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REINHARDT RESIDENCE

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3D VIEWS

BF

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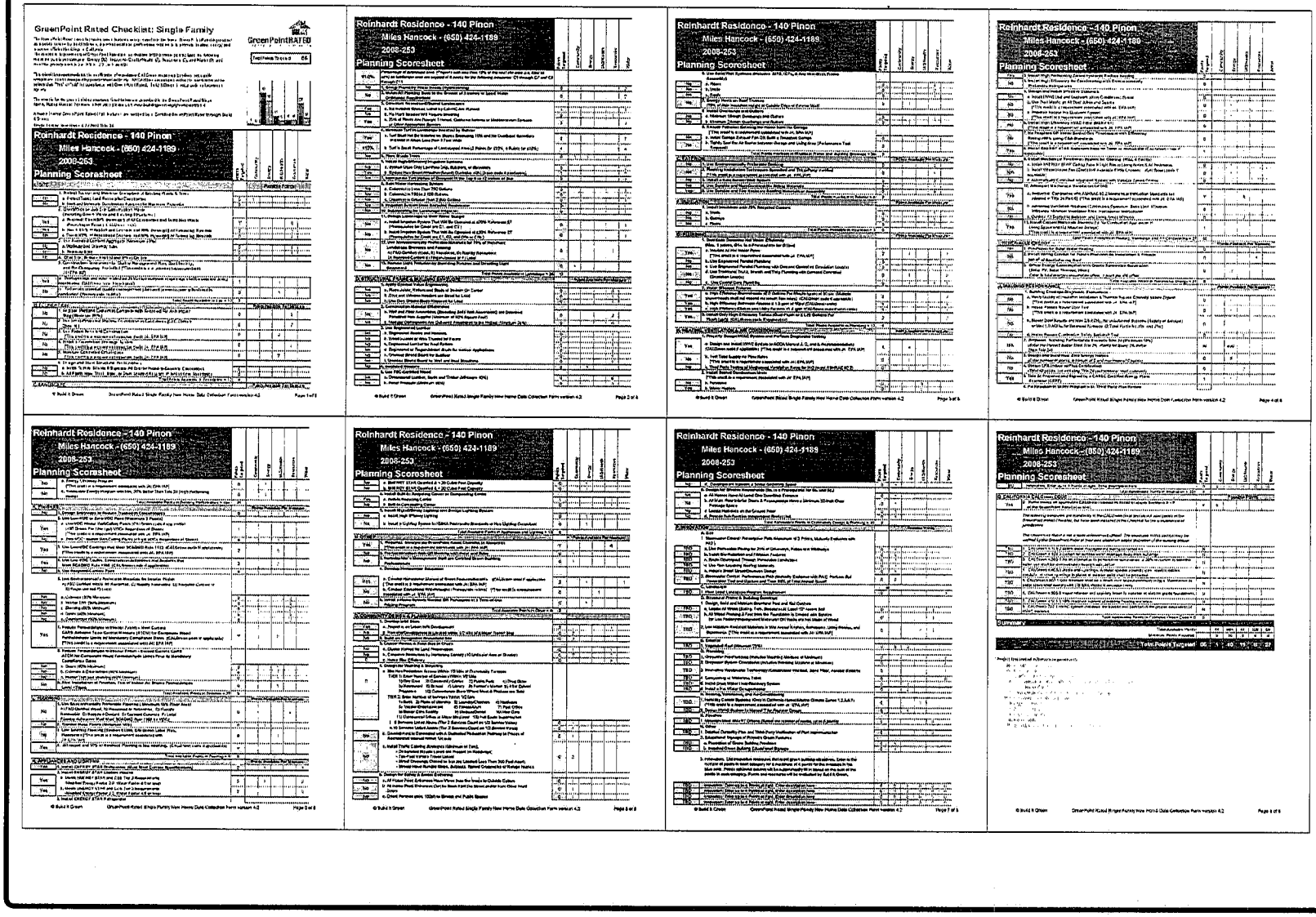
A6.0



REVISIONS

	BY

Green Building Group
TITLE 24 ANALYSIS

Miles Hancock
Certified Energy Plans Examiner

REINHARDT RESIDENCE

140 PINON DRIVE
PORTOLA VALLEY, CA 94028

DRAWN
CHECKED
M.H.
DATE
03-28-11
SCALE
JOB NO.
SHEET

GB1

GreenPoint Rated Checklist: Single Family

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

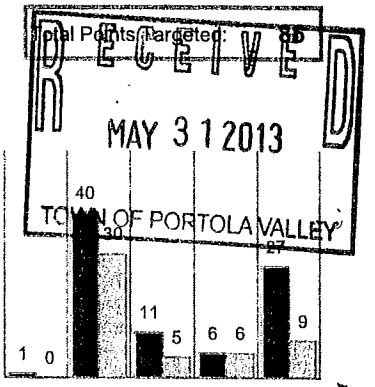
This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by jurisdictional authority. All CALGreen measures within the checklist must be selected as "Yes" or "n/a" for compliance with GreenPoint Rated. Build It Green is not a code enforcement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

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

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

GreenPoint RATED

Total Points Targeted: 86



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JUN - 5 2013
SPANGLE ASSOC.

Single Family New Home 4.2 / 2008 Title 24

Reinhardt Residence - 140 Pinon
Miles Hancock - (650) 424-1189
2008-253
Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
A. SITE			Possible Points				
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees						
No	a. Protect Topsoil and Reuse after Construction	0	1				1
No	b. Limit and Delineate Construction Footprint for Maximum Protection	0					1
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)						
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen code)	Y				R	
Yes	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	2				2	
No	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	0				2	
	3. Use Recycled Content Aggregate (Minimum 25%)						
No	a. Walkway and Driveway Base	0				1	
No	b. Roadway Base	0				1	
No	**4. Cool Site: Reduce Heat Island Effect On Site**	0	1				
	5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]						
Yes	a. Duct openings and other related air distribution component openings shall be covered during construction (CALGreen code if applicable)	1			1		
No	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0			1		
	Total Points Available in Site = 12	3					
B. FOUNDATION			Points Available Per Measure				
No	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	0				2	
No	**2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)**	0				2	
No	**3. Use Radon Resistant Construction** [*This credit is a requirement associated with J4: EPA IAP]	0			2		
No	**4. Install a Foundation Drainage System** [*This credit is a requirement associated with J4: EPA IAP]	0				2	
No	**5. Moisture Controlled Crawlspace** [*This credit is a requirement associated with J4: EPA IAP]	0			2		
	6. Design and Build Structural Pest Controls						
No	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	0				1	
No	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0				1	
	Total Points Available in Foundation = 12	0					
C. LANDSCAPE			Points Available Per Measure				

Reinhardt Residence - 140 Pinon

Miles Hancock - (650) 424-1189

2008-253

Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
91.0%	*Percentage of landscape area. (Projects with less than 15% of the total site area (i.e. total lot size) as landscape area are capped at 6 points for the following measures: C1 through C7 and C9 through C11.*						
No	**1. Group Plants by Water Needs (Hydrozoning)**	0					2
No	**2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement**	0					2
	3. Construct Resource-Efficient Landscapes						
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
No	b. No Plant Species Will Require Shearing	0				1	
Yes	c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species	3					3
	4. Minimize Turf in Landscape Installed by Builder						
Yes	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	2					2
≤10%	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	4					4
No	**5. Plant Shade Trees**	0	1	1			1
	6. Install High-Efficiency Irrigation Systems						
No	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	0					2
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	3					3
No	**7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil**	0					3
	8. Rain Water Harvesting System						
No	a. Cistern(s) is Less Than 750 Gallons	0					1
No	b. Cistern(s) is 750 to 2,500 Gallons	0					1
No	c. Cistern(s) is Greater Than 2,500 Gallons	0					1
No	**9. Irrigation System Uses Recycled Wastewater**	0					1
No	**10. Submetering for Landscape Irrigation**	0					1
	11. Design Landscape to Meet Water Budget						
No	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	0					1
No	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	0					1
No	**12. Use Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing** A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content E) Finger-Jointed or F) Local	0				1	
No	**13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	0	1				
	Total Points Available in Landscape = 35	13					
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Points Available Per Measure				
	1. Apply Optimal Value Engineering						
No	a. Place Joists, Rafters and Studs at 24-Inch On Center	0				3	
No	b. Door and Window Headers are Sized for Load	0				1	
No	c. Use Only Cripple Studs Required for Load	0				1	
	2. Construction Material Efficiencies						
No	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2	
No	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	0				6	
	3. Use Engineered Lumber						
No	a. Engineered Beams and Headers	0				1	
No	b. Wood I-Joists or Web Trusses for Floors	0				1	
No	c. Engineered Lumber for Roof Rafters	0				1	
No	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
No	e. Oriented Strand Board for Subfloor	0				1	
No	f. Oriented Strand Board for Wall and Roof Sheathing	0				1	
No	**4. Insulated Headers**	0					
	5. Use FSC-Certified Wood						
No	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	0				6	
No	b. Panel Products (Minimum 40%)	0				3	

Reinhardt Residence - 140 Pinon
Miles Hancock - (650) 424-1189
2008-253
Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
	6. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)						
No	a. Floors	0				2	
No	b. Walls	0				2	
No	c. Roofs	0				1	
No	**7. Energy Heels on Roof Trusses** (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0		1			
	8. Install Overhangs and Gutters						
No	a. Minimum 16-Inch Overhangs and Gutters	0				1	
No	b. Minimum 24-Inch Overhangs and Gutters	0		1			
	9. Reduce Pollution Entering the Home from the Garage [*This credit is a requirement associated with J4: EPA IAP]						
No	a. Install Garage Exhaust Fan OR Build a Detached Garage	0			1		
No	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	0			1		
	Total Points Available in Structural Frame and Building Envelope = 39	**0**					
E. EXTERIOR			Points Available Per Measure				
No	**1. Use Environmentally Preferable Decking**	0				2	
No	**2. Flashing Installation Techniques Specified and Third-Party Verified** [*This credit is a requirement associated with J4: EPA IAP]	0				1	
No	**3. Install a Rain Screen Wall System**	0				2	
No	**4. Use Durable and Non-Combustible Siding Materials**	0				1	
Yes	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	2				2	
	Total Points Available in Exterior = 8	**2**					
F. INSULATION			Points Available Per Measure				
	1. Install Insulation with 75% Recycled Content						
No	a. Walls	0				1	
No	b. Ceilings	0				1	
No	c. Floors	0				1	
	Total Points Available in Insulation = 3	**0**					
G. PLUMBING			Points Available Per Measure				
	1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)						
Yes	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]	2		1			1
No	b. Use Engineered Parallel Plumbing	0					1
No	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0					1
No	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	0		1			2
No	e. Use Central Core Plumbing	0		1		1	1
	2. Water Efficient Fixtures						
Yes	a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 80 psi. (Multiple showerheads shall not exceed maximum flow rates) (CALGreen code if applicable)	3					3
Yes	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	1					1
Yes	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	1					1
Yes	**3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)**	2					2
	Total Points Available in Plumbing = 12	**9**					
H. HEATING, VENTILATION & AIR CONDITIONING			Points Available Per Measure				
	1. Properly Design HVAC System and Perform Diagnostic Testing						
Yes	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	4		4			
No	b. Test Total Supply Air Flow Rates [*This credit is a requirement associated with J4: EPA IAP]	0		1			
No	c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)	0		1			
	2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]						
No	a. Furnaces	0			2		
Yes	b. Water Heaters	2			2		

Reinhardt Residence - 140 Pinon
Miles Hancock - (650) 424-1189
2008-253
Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
Yes	**3. Install High Performing Zoned Hydronic Radiant Heating**	2		1	1		
No	**4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants**	0	1				
	5. Design and Install Effective Ductwork						
No	a. Install HVAC Unit and Ductwork within Conditioned Space	0		1			
No	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	0		1			
No	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	0		1			
No	**6. Install High Efficiency HVAC Filter (MERV 6+)** [*This credit is a requirement associated with J4: EPA IAP]	0			1		
No	**7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards** [*This credit is a requirement associated with J4: EPA IAP]	0			1		
Yes	**8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)**	1			1		
	9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)						
No	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	0		1			
N/A	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	0		1			
No	c. Automatically Controlled Integrated System with Variable Speed Control	0		3			
	10. Advanced Mechanical Ventilation for IAQ						
Yes	a. ***Required:*** Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) [*This credit is a requirement associated with J4: EPA IAP]	Y			R		
No	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1		
No	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2		
Yes	**11. Install Carbon Monoxide Alarm(s)** (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with J4: EPA IAP]	1			1		
	Total Points Available in Heating, Ventilation and Air Conditioning = 27	**10**					
I. RENEWABLE ENERGY			Points Available Per Measure				
No	**1. Pre-Plumb for Solar Water Heating**	0				1	
No	**2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof**	0				1	
	3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) *Enter % total energy consumption offset, 1 point per 4% offset*	0		25			
	Total Available Points in Renewable Energy = 27	**0**					
J. BUILDING PERFORMANCE			Points Available Per Measure				
	1. Building Envelope Diagnostic Evaluations						
No	a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with J4: EPA IAP]	0		1			
No	b. House Passes Blower Door Test [*This credit is a requirement associated with J4: EPA IAP]	0		1			
No	c. Blower Door Results are Max 2.5 ACH_{50} for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH_{50} for Balanced Systems (2 Total Points for J1b. and J1c.)	0		1			
No	d. House Passes Combustion Safety Backdraft Test	0			1		
15%	**2. *Required:* Building Performance Exceeds Title 24 (Minimum 15%)** *(Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)*	30		≥30			
No	**3. Design and Build Near Zero Energy Homes** *(Enter number of points, minimum of 2 and maximum of 6 points)*	0		6			
No	**4. Obtain EPA Indoor airPlus Certification** *(Total 42 points, not including Title 24 performance; read comment)*	0			2		
Yes	**5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)**	1		1			
	6. Participation in Utility Program with Third Party Plan Review						

Reinhardt Residence - 140 Pinon
Miles Hancock - (650) 424-1189
2008-253
Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
No	a. Energy Efficiency Program [*This credit is a requirement associated with J4: EPA IAP]	0		1			
No	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1			
	Total Available Points in Building Performance = 45+	31					
K. FINISHES			Points Available Per Measure				
No	**1. Design Entryways to Reduce Tracked-In Contaminants**	0			1		
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)						
Yes	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) [*This credit is a requirement associated with J4: EPA IAP]	1			1		
No	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs Regardless of Sheen)	0			2		
Yes	**3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]**	2			2		
Yes	**4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)**	2			2		
No	**5. Use Recycled-Content Paint**	0				1	
	6. Use Environmentally Preferable Materials for Interior Finish A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local						
No	a. Cabinets (50% Minimum)	0				3	
No	b. Interior Trim (50% Minimum)	0				2	
No	c. Shelving (50% Minimum)	0				2	
No	d. Doors (50% Minimum)	0				2	
No	e. Countertops (50% Minimum)	0				2	
Yes	**7. Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]**	Y			0		
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates						
No	a. Doors (90% Minimum)	0			1		
No	b. Cabinets & Countertops (90% Minimum)	0			2		
No	c. Interior Trim and Shelving (90% Minimum)	0			1		
No	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**	0			3		
	Total Available Points in Finishes = 27	5					
L. FLOORING			Points Available Per Measure				
No	**1. Use Environmentally Preferable Flooring (Minimum 15% Floor Area)** A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, F) Local. *Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs.*	0				4	
No	**2. Thermal Mass Floors (Minimum 50%)**	0		1			
No	**3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore** [*This credit is a requirement associated with J4: EPA IAP]	0			3		
Yes	**4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)**	Y					
	Total Available Points in Flooring = 8	0					
M. APPLIANCES AND LIGHTING			Points Available Per Measure				
Yes	**1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)**	2		1			1
	2. Install ENERGY STAR Clothes Washer						
Yes	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	3		1			2
Yes	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	2					2
	3. Install ENERGY STAR Refrigerator						

Reinhardt Residence - 140 Pinon
Miles Hancock - (650) 424-1189
2008-253
Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
No	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	0		1			
No	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1			
	4. Install Built-In Recycling Center or Composting Center						
Yes	a. Built-In Recycling Center	1				1	
No	b. Built-In Composting Center	0				1	
	5. Install High-Efficacy Lighting and Design Lighting System						
No	a. Install High-Efficacy Lighting	0		1			
No	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0		1			
	Total Available Points in Appliances and Lighting = 13	8					
N. OTHER			Points Available Per Measure				
Yes	**1. *Required:* Incorporate GreenPoint Rated Checklist in Blueprints** [*This credit is a requirement associated with J4: EPA IAP]	Y				R	
No	**2. Pre-Construction Kick-Off Meeting with Rater and Subs**	0	1				
No	**3. Homebuilder's Management Staff are Certified Green Building Professionals**	0	1				
	4. Develop Homeowner Education						
Yes	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	2		1			1
No	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	0			1		
No	**5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program**	0		1			
	Total Available Points in Other = 6	2					
O. COMMUNITY DESIGN & PLANNING							
	1. Develop Infill Sites						
Yes	a. Project is an Urban Infill Development	2	1			1	
No	b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	0	2				
No	**2. Build on Designated Brownfield Site**	0	3				
	3. Cluster Homes & Keep Size in Check						
No	a. Cluster Homes for Land Preservation	0	1			1	
No	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0	2			2	
0	c. Home Size Efficiency	0				9	
	4. Design for Walking & Bicycling						
0	a. Site Has Pedestrian Access Within 1/2 Mile of Community Services: TIER 1: Enter Number of Services Within 1/2 Mile 1) Day Care 2) Community Center 3) Public Park 4) Drug Store 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold						
	TIER 2: Enter Number of Services Within 1/2 Mile 1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware 5) Theater/Entertainment 6) Fitness/Gym 7) Post Office 8) Senior Care Facility 9) Medical/Dental 10) Hair Care 11) Commercial Office or Major Employer 12) Full Scale Supermarket						
	i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1				
	ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1				
No	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile	0	1				
No	c. Install Traffic Calming Strategies (Minimum of Two): - Designated Bicycle Lanes are Present on Roadways; - Ten-Foot Vehicle Travel Lanes; - Street Crossings Closest to Site are Located Less Than 300 Feet Apart; - Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands	0	2				
	5. Design for Safety & Social Gathering						
No	a. All Home Front Entrances Have Views from the Inside to Outside Callers	0	1				
No	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors	0	1				
No	c. Orient Porches (min. 100sf) to Streets and Public Spaces	0	1				

Reinhardt Residence - 140 Pinon
Miles Hancock - (650) 424-1189
2008-253
Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
No	d. Development Includes a Social Gathering Space	0	1				
	6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)						
No	a. All Homes Have At Least One Zero-Step Entrance	0	1				
No	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	0	1				
No	c. Locate Half-Bath on the Ground Floor	0	1				
No	d. Provide Full-Function Independent Rental Unit	0	1				
	Total Achievable Points in Community Design & Planning = 35	2					
P. INNOVATION			Possible Points				
	A. Site						
	1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.)						
TBD	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	0	1				
TBD	b. Install Bio-Retention and Filtration Features	0	2				
TBD	c. Route Downspout Through Permeable Landscape	0	1				
TBD	d. Use Non-Leaching Roofing Materials	0	1				
TBD	e. Include Smart Street/Driveway Design	0	1				
TBD	2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3				
	C. Landscape						
TBD	1. Meet Local Landscape Program Requirement	0					2
	D. Structural Frame & Building Envelope						
	1. Design, Build and Maintain Structural Pest and Rot Controls						
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	0				1	
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood	0				1	
TBD	2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements [*This credit is a requirement associated with J4: EPA IAP]	0			1	1	
	E. Exterior						
TBD	1. Vegetated Roof (Minimum 25%)	0	2	2			
	G. Plumbing						
TBD	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)	0					1
TBD	2. Greywater System Operational (Includes Washing Machine at Minimum)	0					2
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	0					1
TBD	4. Composting or Waterless Toilet	0					2
TBD	5. Install Drain Water Heat-Recovery System	0		1			
TBD	6. Install a Hot Water Desuperheater	0		2			
	H. Heating, Ventilation, and Air Conditioning						
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7) [*This credit is a requirement associated with J4: EPA IAP]	0			1		
TBD	2. Design HVAC System to Manual T for Register Design	0		1			
	K. Finishes						
TBD	1. Materials Meet SMaRT Criteria *(Select the number of points, up to 5 points)*	0				5	
	N. Other						
TBD	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				2	
	2. Educational Signage of Project's Green Features						
TBD	a. Promotion of Green Building Practices	0	1				
TBD	b. Installed Green Building Educational Signage	0	1				
	3. Innovation: List innovative measures that meet green building objectives. Enter in the number of points in each category for a maximum of 4 points for the measure in the blue cells. Points achieved column will be automatically fill in based on the sum of the points in each category. Points and measures will be evaluated by Build It Green.						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0

Reinhardt Residence - 140 Pinon

Miles Hancock - (650) 424-1189

2008-253

Planning Scoresheet

		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0	0	0	0	0	0
	Total Achievable Points in Innovation = 33+	0					
Q. CALIFORNIA CALGreen CODE			Possible Points				
Yes	**0. Home meets all applicable CALGreen measures listed in above Sections A - P of the GreenPoint Rated checklist.**	Y	R				
	The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions. *The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.*						
TBD	1. CALGreen 4.106.2 Storm water management during construction.	N					
TBD	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	N					
TBD	3. CALGreen 4.303.1 As an alternative to perscriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	N					
TBD	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	N					
TBD	5. CALGreen4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	N					
TBD	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	N					
TBD	7. CALGreen 4.505.3 19% moisture content of building framing materials	N					
TBD	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	N					
	Total Achievable Points in California Green Code = 0	0					

Summary

Total Available Points		44	96+	44	109	59
Minimum Points Required		0	30	5	6	9
Total Points Targeted	**85**	**1**	**40**	**11**	**6**	**27**

Project has met all minimum requirements

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

OUTDOOR WATER USE EFFICIENCY CHECKLIST

RECEIVED
MAY 31 2013
TOWN OF PORTOLA VALLEY

To Be Completed by Applicant

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

Bob Cleaver, landscape architect RLA 4145 — Signature

24 May 2013 — Date

Project Information

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

Applicant Name (print): Andrea and Tilman Reinhardt — Contact Phone #:

RECEIVED
JUN - 5 2013
SPANGLE ASSOC

Project Site Address: 140 Pinon Drive

Project Area (sq.ft. or acre): 115, 469 sf — # of Units: 1 — # of Meters:

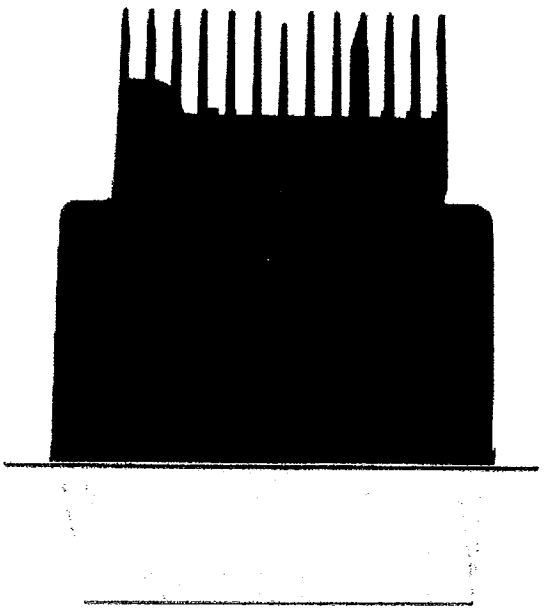
			Agency Review (Rags)	Agency Review (Fall)
For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.	Total Landscape Area (sq.ft.): 5,080 sf	☐ Tier 1 (1,000 - 2,500 sq.ft.) ☒ Tier 2 (> 2,500 sq.ft.)	☐	☐
	Turf Irrigated Area (sq.ft.): 0 sf		☐	☐
	Non-Turf Irrigated Area (sq.ft.): 4,500 sf		☐	☐
	Special Landscape Area (SLA) (sq.ft.): 100 sf		☐	☐
	Water Feature Surface Area (sq.ft.): 480 sf			

Landscape Parameter	Requirements	Project Compliance	Agency Review (Rags)	Agency Review (Fall)
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	☐	☐

Calculite 4.5 Inch Square LED Downlight

Lightology

* EXTERIOR RECESSED DOWNLIGHT



Shown In: White / Comfort Clear Diffuse

List Price: $488.19
Our Price: $244.10

Shade Color: Comfort Clear Diffuse
Body Finish: White
Lamp: 1 x LED/20W/120V
Wattage: 20W
Dimmer: N/A
Dimensions: 4.5"W

Technical Information
Lamp Color: 3000 K
Lamp Life: 5000 hours
Function: Downlight
Ceiling Type: Drywall with Trim
Aperture Shape: Square
Aperture Size: 4.625"

Description:
Calculite 4.5 inch, square, 3000K, LED downlight in white with a white flange, provides a 50 degree visual cutoff to source and source image. Patented remote phosphor technology provides increased efficiency and color stability. The phosphor lens assembly positioned in front of the LED's converts blue light to white and produces a wide even pattern of diffused light. For use with C4X4L10N1Z10V housing. Sixteen LED's provide 20 watts of light. A complete fixture consists of housing and trim, both sold separately. Dimmable with a LV electronic dimmer. UL listed for wet location. 4.5W

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JUN - 5 2013
SPANGLE ASSOC.

RECEIVED
MAY 31 2013
TOWN OF PORTOLA VALLEY

Product Number: **1224RS-C4X4DL-00530-CDWH**					
Company:		Fixture Type:		Date:	May 31, 2013
Project:		Approved By:			

#53876

www.Lightology.com Address: 1718 W. Fullerton Ave. Chicago IL 60614 Phone: 866-954-4489 Fax: (773) 883-6131

HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
[PH] 440.653.5500 [F] 440.653.5555
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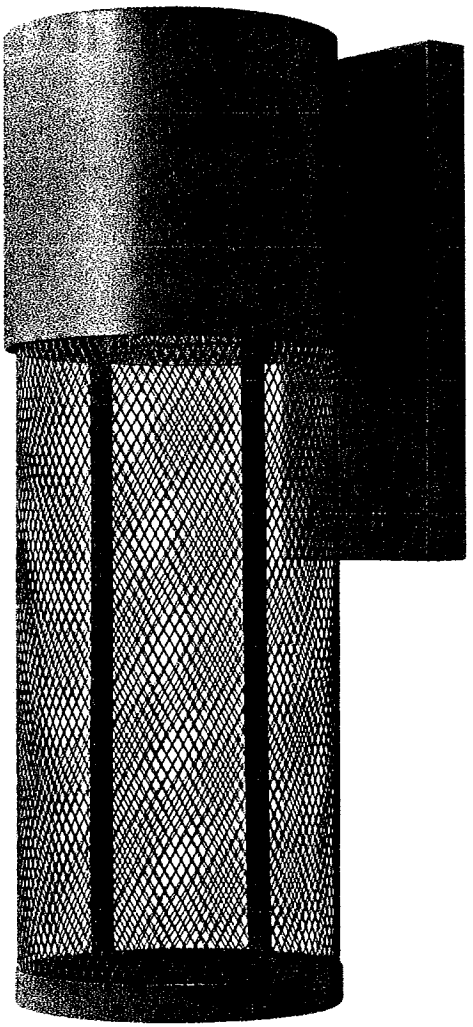
* EXTERIOR WALL MTD SCONCE



ARIA 2300KZ-LED
BUCKEYE BRONZE

MATERIAL	ALUMINUM
GLASS	STAINLESS STEEL MESH SHADE
WIDTH	5.0"
HEIGHT	14.0"
EXTENSION	6.8"
TTO	5.0"
BACKPLATE HEIGHT	8.3"
BACKPLATE WIDTH	4.5"
BULB	ONE 5W DSLM. 40W INCANDESCENT EQUIVALANT
VOLTAGE	N/A
UPC	640665230062
NOTES:	

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

life AGLOW®

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

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

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

June 9, 2013

Andrea and Tillman Reinhardt
140 Pinon Drive
Portola Valley CA 94028

Re: New Residence, 140 Pinon Drive

Dear Andrea and Tillman,

The Westridge Committee has reviewed the May 31, 2013 plans for your new residence, pool and landscaping at 140 Pinon Drive and approves the plans as submitted.

While the May 31 plans include a sheet entitled Construction Best Management Practices, we do not see a proposed construction staging plan or schedule. Please provide both a construction staging plan and a proposed schedule for commencement and completion of all construction and landscaping. The staging plan should show where and how the construction will be staged, with designated areas for construction parking, sanitation etc. We generally require all Westridge construction projects to be staged from the affected property, with onsite parking.

We appreciate the care and sensitivity you have obviously brought to your project and look forward to helping you in any way possible to bring it to fruition.

Please let us no if you have any questions.

Sincerely,

Rusty Day
Chairman, WASC

Cc: Carol Borck, Town of Portola Valley
Tom Vlasic, Spangle Associates
WASC members
Ana Williamson, Architect

xc: Planner
Reinhardt
AWA

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borck, Assistant Planner
FROM: Howard Young, Public Works Director
DATE: 7/15/13
RE: 140 Pinon Drive - Reinhardt

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

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

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

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

x C: planner ANA

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

June 7, 2013
V5173

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

SUBJECT: **Geotechnical Review**
RE: Reinhardt, New Residence
SDP X9H-666
140 Pinon Drive

We have completed a geotechnical review of the site development permit application using:

- Geotechnical Investigation (report) prepared by Murray Engineers, Inc., dated April 30, 2013;
- Topographic Survey (20-scale) prepared by Lea & Braze Engineering, dated December 27, 2012;
- Civil Grading, Drainage and Erosion Control Plan (3 sheets) prepared by KPROX Consulting, dated May 17, 2013; and
- Architectural Plans (11 sheets) prepared by Anna Williamson, dated May 31, 2013.

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

DISCUSSION

The applicant proposes to demolish the existing residence and garage and construct a new residence with attached garage in approximately the same location. We understand that the existing pool will be modified or removed and an infinity edge pool

is to be constructed in the same location. The roofs of the existing guesthouse and boathouse are to be modified. Site drainage improvements are proposed. Preliminary gross project earthwork estimates include 325 cubic yards of cut and 100 cubic yards of fill.

SITE CONDITIONS

The subject property is generally characterized by a moderately steep to steep (up to 45 percent inclination), natural, west-facing slope. In addition, a combination cut and fill pad is present beneath the residence with adjoining very steep (75 percent inclination) cut slopes and very steep (73 percent inclination) fill slopes. Significant distress was noted on the downslope portion of the existing pool decking. This distress appears related to settlement/creep of artificial fill along the outboard edge of the swimming pool. A small surficial slump was noted adjacent to the garage. Drainage is characterized by southwest-directed sheet flow.

Surficial materials consist of silty sand with clay and fine gravel derived from the weathering of the underlying Franciscan Complex greenstone and chert. According to the Town Movement Potential Map, the subject property is mapped within the limits of an 'Sbr' zone. The designation 'Sbr' refers to areas with "level ground to moderately steep slopes with thin soil cover that may be subject to shallow landsliding, settlement, or soil creep." The subject property is approximately 1 mile northeast of the active San Andreas fault.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed construction is constrained by soil creep, potentially expansive soils, steep slopes, undocumented fill materials, and strong seismic ground shaking. The Project Geotechnical Consultant has completed a site investigation and provided project geotechnical design criteria that are in general conformance with prevailing geotechnical standards. The consultant has recommended consideration of stabilizing fill materials adjacent to the pool as part of project construction. We understand that a properly engineered wall or walls associated with proposed pool construction may address this geotechnical recommendation. We recommend geotechnical approval of the Site Development Permit with the following conditions pertaining to building permit applications:

1. Construction Plans - Detailed building, drainage, and structural plans should be submitted to the Town for appropriate technical review. Plans should incorporate appropriate geotechnical measures to stabilize fill materials near the pool and reflect input

from the Project Geotechnical Consultant regarding drainage discharge design. We suggest that consideration be given to remediation of the shallow slump behind the garage.

2. Geotechnical 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 the foundation) to ensure that their recommendations have been properly incorporated. In addition, the consultant should evaluate the location and design of the currently depicted trench dissipater situated within fill materials adjacent to the pool. The consultant should also evaluate proposed design measures intended to address potentially unstable fill materials located adjacent to the pool and upper driveway.

   The results of the geotechnical plan review should be summarized by the project geotechnical consultant in a letter and submitted to the Town for review by the Town Geotechnical Consultant prior to approval of the building permit application.

3. Geotechnical Construction Inspections - 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 consultant should inspect final site drainage improvements for conformance with geotechnical recommendations.

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

LIMITATIONS

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

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

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

Ted Sayre
Principal Engineering Geologist
CEG 1795

David T. Schrier
Principal Geotechnical Engineer
GE 2334

TS:DTS:kd

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

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

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

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION: 140 Pinon Ln	Jurisdiction: PV
Owner/Architect/Project Manager: Reinhardt	Permit#: x9h-655
PROJECT DESCRIPTION: New Residence	
Fees Paid: ☒$YES ☐ *See Fee Comments* Date: 6/27/13	
Fee Comments: $60.00 for ASRB Check#1151	

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 CO detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed in main 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 to be 12' driveable width&rough brushed surface if >15% slope.Fire truck turnaround reqd if driveway is over 150' (see www.woodsidefire.org)
9. Fire hydrant must be within 500' of structure measured on approved roadway.
10. Solar PV installation must be per WFPD requirements (see www.woodsidefire.org)
11. SUBMIT BUILDING PLANS w/special detail for comments # 8,9,10

Reviewed by:D. Enea	Date: 7/3/13

☒Resubmit ☐Approved with Conditions ☐Approved without conditions

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

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

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

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 077-060-250 SR#	Date 6/13/2013
Site Address 140 Pinon Dr.	Owner Reinhardt, Tilman
City Portola Valley ZIP	Contractor

Attn: Carol

Hello Carol:

Please approve and release my hold on this project but place a hold on the final with the following condition:

1. Prior to the house final, the applicant shall install a new septic tank and abandon the existing wooden tank with the required health permit. Installation of the tank shall be inspected and approved by health.

Thank you.

Stan Low, REHS
Land Use Specialists

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 077-060-250	SR#	Date 6-11-13
Site Address 140 Pinon Dr.		Owner Reinhardt, Tilman
City Portola Valley	ZIP	Contractor

Attn: Carole

Hello Carole:

I reviewed the plans from Ana Williamson Architect dated 5-31-13 for the proposed 3 bedroom house and existing guest house. Plans are showing only the septic tank.

Please include the following as conditions:

1. Submit revised site plan to show the location of the existing septic drainfields and 50% expansion area.
2. Conduct a water test of the septic system addressing the conditions of the tank and drainfields. A copy of the water test report shall be submitted for approval.

Stanley Low, REHS
Land Use Program Specialist

Conservation Committee Comments
140 Pinon
7/1/13

Volume of Grading 285 cubic yards and all to be reused on site creating more natural gradient from renovated pool.

House appearance The proposed house fits well with the surroundings

Lighting Number and type of Fixtures OK

Impermeable Surfaces Permeable gravel hardscape is appreciated.

Landscape Plan:

The plan is admirably restrained and appropriate to site.
Appreciate large areas left open and native
Appreciate absence of turf.

All pine and cedar trees marked for removal are appropriately removed. Might the decorative pine specimens be sold and recycled – would be desirable for amore manicured landscape.

Plants List Appropriate

NATIVE HILLSIDE

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

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

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

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

The Committee would like to accompany ASCC on their site visit to see if additional comments from us are warranted.

Submitted by Judith Murphy, Chair