TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Tuesday, August 27, 2013
Special Field Meetings (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. 205 Cervantes Road Preliminary review of a proposal for a new residence with detached pool house on this 1.4-acre Arrowhead Meadows parcel. (ASCC review to continue at Regular Meeting)

SPECIAL JOINT ASCC/PLANNING COMMISSION FIELD MEETING*

5:00 p.m. (approximately) 5 Naranja Way Preliminary review of plans for residential redevelopment of this 2.5-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. Preliminary Review, Architectural Review for Residential Redevelopment, 205 Cervantes Road, Kerwin

   b. Preliminary Architectural Review for New Residence with Detached Office, Pool and Pool Cabana, and Site Development Permit X9H-657, 5 Naranja Way, Maffia

   c. Architectural Review for Residential Additions and Remodeling, New Horse-keeping Facilities, and Site Development Permit X9H-659, 1155 Westridge Drive, Eckstein-Blum *Continued to September 9, 2013 Meeting*

5. Commission and Staff Reports:

6. Approval of Minutes: August 12, 2013

7. Adjournment:

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

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

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

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the 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: August 23, 2013

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: August 27, 2013

RE: Agenda for August 27, 2013 (Tuesday) Special ASCC Meeting
(*Rescheduling of regular Monday August 26, 2013 ASCC meeting.*)

NOTICE: Special ASCC field meetings have been scheduled for Tuesday, August 27, 2013 to consider site conditions associated with two projects for new residential development. The first field meeting will begin at *4:00 p.m. at 205 Cervantes Road* and is for preliminary review of a proposal for a new residence with detached pool house on this 1.4-acre Arrowhead Meadows parcel. A preliminary evaluation of the project is provided under agenda **item 4a. *Kerwin***.

Immediately following the 205 Cervantes Road site meeting *(i.e., at approximately 5:00 p.m.), the second site session will take place at 5 Naranja Way*. This will be for preliminary review of plans for residential redevelopment of this 2.5-acre Westridge Subdivision property. The project is evaluated under agenda **item 4b. *Maffia***. The second field session will be a joint meeting with the planning commission as the commission is the responsible authority for acting on the site development permit needed for the project. In addition, since the project is in the Westridge subdivision, the Westridge Architectural Supervising Committee (WASC) has been invited to participate in the site meeting.

The following comments are offered on the items listed on the August 27, 2013 ASCC agenda.

4a. PRELIMINARY REVIEW, ARCHITECTURAL REVIEW FOR RESIDENTIAL REDEVELOPMENT, 205 CERVANTES ROAD, *KERWIN*

This is a preliminary review of the subject proposal for construction of a new, partial two-story house with partial basement on the subject 1.4-acre Arrowhead Meadows property (see attached vicinity map for parcel location and area conditions). The project includes retention of the existing swimming pool and site driveway access from Cervantes Road and the addition of a new detached pool house.

The new residence and detached accessory structure would reach the floor area maximums for the site and this is after some needed adjustments to the current floor area proposals. The floor area issues and necessary adjustments are discussed in this report. Depending on how the adjustments are made, the ASCC may need to consider findings to permit more than 85% of the floor area to be in the main house. This is something the ASCC will need to consider and react to at the August 27th preliminary review meeting.

The project calls for a total of 992 cubic yards of grading counted pursuant to the provisions of the site development ordinance. This includes 667 cubic yards of cut and 325 cubic yards of fill. This scope of grading requires the subject site development permit and the ASCC is the approving authority for such permits when the grading is between 100 and 1,000 cubic yards.

The project is shown on the following enclosed plans:

Architectural Plans, Greg Miller Designs, 7/16/13:
Sheet A1, Site Plan and Project Information
Sheet A2, Main Level Floor Plan
Sheet A3, Lower Level (Basement and Garage) Floor Plan
Sheet A4, Front and Rear Elevations (West and East)
Sheet A5, Left and Right Elevations (North and South)
Sheet A6, Floor Area Calculations
Sheet A7, Sections
Sheet A8, Exterior and Landscape Combined Lighting Plan
Sheet A9, Pool House Floor Plan and Elevations

Landscape Plans, Garden Art Group:
Sheet L-0, Site Landscape Design, June 25, 2013
Sheet L-2, Landscape Lighting Plan, July 16, 2013

Civil Plans, CFS Engineering, 7/16/13:
Sheet C-1.0, Plot Plan
Sheet C-1.1, Driveway Plan & Profile
Sheet C-2.0, Grading and Drainage Key Plan
Sheet C-2.1, Grading and Drainage Key Plan
Sheet C-2.2, Enlarged View – Building Site
Sheet EC-1, Erosion Control Plan
Sheet EC-2, Erosion Control Details

Topographic Map, Polaris Surveyors, 7/15/13

Septic System, S.R. Hartsell, R.E.H.S., July 12, 2013

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

- *GreenPoint Rated Checklists* for the main house (targeting 161 points) and for the pool house (targeting 91 points).
- *Outdoor Water Use Efficiency Checklist,* 7/16/13.
- *Cut sheets for the proposed path, step, house wall and pool lights*, received July 18, 2013.
- *Exterior Materials Color Board*. The board is discussed below and will be available for reference at the 8/27 site and evening meetings.

As noted at the head of this memorandum, this preliminary project review is to begin with a site meeting that is scheduled to take place at 4:00 p.m. on Tuesday, August 27th. Story poles have been installed to facilitate the field evaluation. After the site meeting, preliminary project discussion is scheduled to continue at the 8/27 evening ASCC meeting.

At the conclusion of the August 27th review, project consideration should be continued to the next regular ASCC meeting, i.e., September 9th, to permit time for the project design team to address any issues that may result from the preliminary review process.

The following comments are offered to assist the ASCC conduct the preliminary project review:

1. **Background, Project Description, Vegetation Impacts**. The subject property is located immediately south of the intersection of Minoca and Cervantes Roads and Cresta Vista Lane. Its west side has frontage on Cervantes Road and the parcel gains driveway access from Cervantes. This existing driveway access would remain with this project.

   In December of 2011 the ASCC considered and approved plans for residential redevelopment of the site. The November 23, 2011 staff report evaluating that project, i.e., for a previous owner, *Kodukula*, is attached and provides a description of the conditions that existed in 2011. Also, the enclosed project topographic map describes the 2011 site conditions, although it is dated July 2013. The topographic map is the same one provided with the 2011 submittal and both were signed and from Polaris Surveyors.

   Since the approval of the 2011 project, the site has been sold and the "existing" house removed. Further, the extensive pine tree cover that existed in 2011, as shown on the site topographic map, has been removed. The house demolition and tree removal were completed pursuant town approvals.

   Currently, the site is largely open with slightly disturbed soil conditions left after the house demotion and tree removal. The original driveway pavement and carport remain, as does the swimming pool, which is to be preserved. Story poles are in place for the proposed new house, largely to occupy the place of the original house as well as the house approved with the 2011 project. Story poles have also been installed to model the proposed pool house to be located immediately west of the existing pool.

   As will be seen at the site meeting, the property is now largely in condition to permit the new project to proceed and erosion control measures need to be in place prior to the next rainy season. Further, the few oaks remaining on the site, as well as the large existing east side pine, will be protected as development proceeds.

   As with the 2011 approved project, most of the onsite fencing and the fencing along the northerly, Minoca Road, property line will be removed. The existing driveway access will be maintained, as will the south side septic system. The on site parking will be expanded to accommodate access to the proposed lower level three-car garage, and there will be yard improvements between the proposed main house

existing north side pool, and proposed guest house. A "minimal" approach to landscaping is proposed with the majority of new planting focused to the north and east of the planned house and pool area improvements. This is largely to screen views to and from the property to the east and accommodate desired outdoor use areas.

For the most part, the approach to development is similar to that found acceptable by the ASCC in 2011. Issues we have, however, focus on house height and floor area and some more minor design issues discussed further below.

2. **Grading and site development permit committee review**. The bulk of the grading is to cut the house into the site and also develop the outdoor areas, including pathways to the house entry on the west side of the property, i.e., between the house and Cervantes Road, and around the pool area. The grading includes the use of mainly low, 2-3 feet in height retaining walls for transitions between outdoor spaces and to develop the access to the lower level garage. Essentially all areas to be graded have been disturbed previously with original site development and are now exposed with the demolition and tree removal work described above.

   The retaining walls will either be board formed concrete or boulders. The landscape plan has been developed to help minimize views to the walls and integrated with the grading and retaining walls.

   Members of the site development committee have reviewed the grading plans/site development permit and the following attached reports have been provided:

   - Public Works Director, August 20, 2013.
   - Town Geologist, August 9, 2013.
   - Fire Marshal, July 25, 2013.

   Reports are still anticipated from the health officer and conservation committee. The septic system plans will be considered by the health officer, and his input will be important to answering some of the questions identified in the report from the public works director. It is also noted that the town geologist has noted some concerns with the use of cut materials on site for fill.

3. **Compliance with Floor Area (FA), Impervious Surface Area (IS), height and yard setback limits.** The total proposed floor area noted on the plans is 5,370 sf and this is within the 5,530 sf limit for the property. It is noted, however, that the basement area calculations are not accurate and the actual basement area that counts against the floor area limit is 696 sf and not 303 as calculated on plan Sheet A6. Thus, the enclosed plans are actually 234 sf over the site's total floor area limit and, with the necessary basement correction, the project would also exceed the 85% floor area limit. As shown on the plans, the main house would have an area of 4,805 sf and this is 88% of the total allowed floor area of 4,701 sf.

   We have reviewed the floor area issue with the project designer and he has advised that the house would be reduced in area to conform to the limits and avoid the need for the ASCC to make the attached special findings to permit the main house to exceed the 85% limit. The floor area adjustments will be explained at the August 27th ASCC meeting.

The proposed pool house has a floor area of 725 sf and has been designed as a pool house, i.e., without a shower, and not a guest house. See attached policy statement relative to accessory structures. At the same time, however, a guest house is permitted on the site. In any case, the pool house as designed does not exceed the 750 sf limit for guest houses, but would be considered a pool house under town policies.

The total proposed impervious surface (IS) area is 7,161 sf and under the 8,355 sf IS limit. The plan elevation sheets and sections demonstrate that the house heights above adjacent grades would essentially just conform to the 28-foot height limit related to adjacent grade and to the 34-foot maximum height limit. Our concerns with the proposed heights are more subjective than technical and discussed in the next section of this report.

Compliance with required yard setbacks is demonstrated on plan Sheet A1, which includes the outline of the proposed house. The proposed house would be no closer to Cervantes Road than 79 feet whereas a minimum setback of 50 feet is required. The house would be 175 feet from the southerly property line, and at least 70 feet from the northerly property line and 20.5 feet from the easterly property line. Relative to these other property boundaries, the minimum required setback is 20 feet. Thus, all necessary setbacks are respected with the house proposal. The pool house also meets the necessary 20-foot setback from Minoca Road and is over 70 feet from Cervantes Road.

4. **Project Design and Exterior Materials**. The proposed house architecture is of a somewhat contemporary Craftsman style. The basic house architectural forms and colors and materials appear generally consistent with town guidelines. The materials and finishes for the house and pool house include:

   - Board and batten wood siding, in dark "charcoal" gray color with a light reflectivity value (LRV) under 20%, i.e., well below the 40% maximum LRV policy limit. A sage green trim would also be incorporated into the house siding, doors and windows, etc. as detailed on the plan elevations, and the color is at the 50% LRV policy for trim elements. The trim on the proposed pool house would be stained wood.
   - Roofing. Dark charcoal asphalt shingle for the main house and corrugated metal for the pool house.
   - Garage doors. Stained wood with opaque glass panels.

   We are somewhat concerned with the manner in which the garage doors are exposed to view from Cervantes Road, but the proposed materials and finishes and shadow line from the house extension over the garage doors help to mitigate the impacts. The oaks planned below the garage should also be of sufficient size to screen views from the street to the garage.

   Our main concern with the plans, however, is the height as expressed toward the west side of the project. This appears to largely result from the desire for 10 and 12-foot plate heights in much of the house and the taller roof form over the entry hall. The 2011 project made more of an attempt to flow roof forms with site contours. The ASCC should consider the story poles at the site meeting and other

site factors to determined if any height modifications should be considered before final actions are considered for the project.

5. **Landscaping, fencing, pool equipment**. The pine forest of the site has been removed and the proposed landscaping, as noted above, is a minimal approach and appears largely consistent with town landscape guidelines. The plan, however, is mostly conceptual. A final plan should be provided to the satisfaction of the ASCC that includes all plant sizes and identifies the materials for all hardscape areas, including the proposed driveway paving. The final plan should also identify the location for the pool equipment enclosure. It is noted that no new fencing is proposed and the swimming pool is to be fitted with a security pool cover. The east side property line fence will remain, as was the case with the 2011 approved project.

6. **Exterior Lighting**. The proposed exterior house wall and yard lighting is shown on plan Sheet A8. Proposed light fixture cut sheets are attached. In general we have no concerns with the proposed house lighting, but the yard lighting seems excessive and not consistent with town standards or guidelines. Proposed pathway and driveway lighting as well as the planned step lighting is extensive and needs to be reconsidered and reduced to be consistent with town standards. The town discourages lighting along driveways and not all site paths or landscape edges should be lighted. Mainly, the lighting should be for normal, safe night use. In any case, the ASCC should review the plans with the project design team and provide directions for lighting adjustments.

7. **"Sustainability" aspects of the project**. The Build-It-Green checklist for the proposed house targets 161 points, which is 10 more than the 151-point minimum required by the town's mandatory green building program. The pool house checklist targets 91 points and this is well above the required 25-point minimum. The project will require GreenPoint Rater certification.

The ASCC should conduct the August 27th preliminary review, including the site visit, and offer comments, reactions and directions to assist the applicant and project design team make any plan adjustments or clarifications that members conclude are needed before the ASCC considers final action on the application. Project review should then be continued to the September 9th regular ASCC meeting or to a later meeting if more time appears needed to address ASCC concerns and comments.

4b. PRELIMINARY ARCHITECTURAL REVIEW FOR NEW RESIDENCE WITH DETACHED OFFICE, POOL AND POOL CABANA, AND SITE DEVELOPMENT PERMIT X9H-657, 5 NARANJA WAY, *MAFFIA*

This is a preliminary review of a proposal for residential redevelopment of the subject 2.5-acre Westridge subdivision property. The parcel location and general area conditions are presented on the attached vicinity map. The project includes a new single story, 5,281 sf residence, detached 968 sf garage, swimming pool and 192 sf pool bathroom and storage facilities, and a 629 detached office. A detached multi-story residence on the property would be removed, as would the existing stable and swimming pool. A gated driveway access off of Mapache Drive is to be eliminated and

a new driveway extension from Naranja Way, i.e., the parcel frontage, would be developed. This driveway would, however, be from the existing loop driveway on the Naranja frontage.

The proposal conforms to all floor area provisions and the floor area in the main house would only be 77% of the total allowed floor area. Thus, no special floor area considerations or findings by the ASCC are needed.

To accommodate the proposed plan, the project proposes a total volume of grading of 3,063 cubic yards. This includes 1,066 cubic yards of cut and 1,997 cubic yards of fill. Since the volume of grading exceeds 1,000 cubic yards, the planning commission is the approving authority for the subject site development permit. As noted at the head of this memo and discussed further below, the planning commission will be participating in the August 27, 2013 preliminary review with the ASCC.

The project, as originally proposed, is shown on the following enclosed plans unless otherwise noted dated June 17, 2013 and prepared by BAR Architects:

Title Sheet (with house and garage perspective rendering)
Sheet G0.01, General Information
Sheet G0.02, GreenPoint Rated Checklist
Sheet R1.00, Topographic Survey/Tree Survey Map, L. Wade Hammond,

Civil Plans, Freyer & Laureta, Inc., Civil Engineers, 6/6/13:
Sheet C01, Grading & Drainage Plan (with septic data)
Sheet C-02, Erosion Control Plan

Landscape Plans, Arterra Landscape Architects, 6/17/13:
Sheet L3.0, Planting Plan
Sheet L5.0, Exterior Lighting Plan

Architectural Plans, Bar Architects, 6/17/13:
Sheet A1.00, Overall Site Plan and Project Information
Sheet A1.01, Site Plan
Sheet A2.01, Main House Floor Plan
Sheet A2.02, Accessory Structure Floor and Roof Plans
Sheet A2.11, Main House Roof Plan
Sheet A3.01, Main House Exterior Elevations
Sheet A3.02, Main House Exterior Elevations
Sheet A3.03, Accessory Structure Exterior Elevations
Sheet A3.21, Main House Building Sections
Sheet A3.22, Main House Building Sections
Sheet A3.23, Main House Building Sections
Sheet A3.24, Main House Building Sections
Sheet A3.25, Accessory Structures Building Sections

In response to comments received at a meeting with representatives of the Westridge Architectural Supervising Committee (WASC), the plans presented above were modified as explained in the attached August 19, 2013 email from project architect Jeremy Butler-Pinkham. Provided with the email are the following enclosed modified plans:

Landscape Master Plan (grading changes), Arterra Landscape Architects, 8/12/13
Site Section Through Pool, Arterra Landscape Architects, 8/8/13
Site Section Through Lawn, Arterra Landscape Architects, 8/12/13
Sheet L1.0, Tree Protection and Removal, Ned Patchett Arborist, 8/16/13
Landscape Plan, Arterra Landscape Architects, 8/15/13
Sheet A3.0, Garage Study (four foot lowering), BAR Architects, 8/8/13

With the revised landscape master plan sheet, the grading volumes were lowered to the numbers cited above, i.e., a total volume of 3,063 cubic yards, and shown in the table provided with the 8/19 submittal. This is a reduction of 900 cubic yards from the fill volumes shown on the original grading plans.

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

- Cut sheets for the proposed exterior light fixtures received June 17, 2013.
- Colors and materials board, BAR Architects, 6/17/13, (to be presented at the 8/27/13 meeting).
- Arborist's report, Ned Patchett, Certified Arborist, June 28, 2013.
- Outdoor Water Use Efficiency Checklist, 6/14/13.
- Build It Green (BIG) Single Family Checklist, received June 17, 2013.

The preliminary review is to begin with a site meeting that is scheduled to take place at approximately 5:00 p.m. on Tuesday, August 27th. The planning commission will participate in the meeting and, since the project is within the Westridge subdivision area, as noted above, the Westridge Architectural Supervising Committee (WASC) has also been invited to participate in the meeting. It is noted that while the 8/19 plan revisions are intended to satisfy WASC comments, the committee has not had a chance to formally review them or react to them. Also, we understand that the Chair has advised that the committee needs a complete set of fully revised plans to complete review and these materials will likely not be prepared until the applicant has received the preliminary review input from the ASCC and planning commission.

Relatively the site meeting, we have received the attached August 22, 2013 letter from Paul Holland and Linda Yates, 170 Mapache Drive, requesting that the concerns in the letter be considered. They also have asked that the ASCC and Planning Commission consider views from their house and the relationship of the proposals to their recent site improvements. We also understand that the neighbor to the east, Mr. Ed Wells, would like the ASCC and planning commission to consider views from his property.

Story poles have been installed to facilitate the field evaluation and have been in place for some time. They are, however, now being modified for the 8/27 site meeting to reflect the 8/19 plan revisions.

At the conclusion of the August 27th review, project consideration should be continued to the regular September 9, 2013 ASCC meeting to permit time for processing of the site development permit and for the project design team to address issues that may result from the preliminary review process. After the ASCC completes action on the architectural review request, the planning commission will need to hold a public hearing on the site development permit application. Depending on the preliminary review, this

public hearing will likely be noticed for the either the September 18, 2013 or a later planning commission meeting.

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 subject 2.5-acre Westridge subdivision corner parcel is located immediately north of the intersection of Mapache Drive and Naranja Way. The parcel currently contains a two+ story house on the southeast side, at the 50-foot setback from the Naranja Way frontage. In addition, the main driveway access to the lower level house parking facilities is from a gated entry on Mapache Drive. There is, however, a circular driveway off of Naranja Way, providing access to the upper level living areas of the house. Also on the property are a swimming pool in the north center of the site and a horse stable at the northerly corner.

   All of the existing site improvements and related altered slopes will be removed or modified with the subject project. The house, pool, stable and driveway access from Mapache will be removed. The existing Naranja Way loop driveway would be modified to one access point on the street, and a new driveway would be installed from this access looping around the northeasterly side of the site to the new building site proposed in the northern quadrant of the parcel. The new driveway is aligned through a tree grove and would descend from Naranja Way to the building site at grades of roughly 18% or less. The elevation change from the Naranja frontage to the building site is roughly 25 feet.

   The proposed driveway access requires a longer driveway to the house and garage than is the case with current site development. This approach to driveway access is, however, more consistent with town standards calling for fewer access points on roads like Mapache and also encouraging less direct driveways to the front of the house that typically take on a more formal and less rural character. In this case, there is an issue with the proposed driveway as it does not meet the town's 25-foot setback from Naranja Way, nor is it consistent with the 50% opacity limit.

   The proposed building site is over the most level portions of the site. These areas, however, as well as the site of the current house location and driveway accesses, have been impacted by previous site development that included grading of parking area benches and cuts into the east side slopes and for the stable and pool and a lined drainage channel.

   The current house was cut into the east side slopes and likely much of the tree cover around it planted to screen views and establish privacy and sun and wind protection. Much of the site was overplanted and, based on the arborist report, many of the site trees are in declining condition and/or competing with adjacent trees for survival. Nonetheless, the plans, while proposing removal of a number of trees, also plan to preserve many for privacy and to minimize impacts on the neighboring houses. Sheet L1.0, 8/16/13, show the trees now proposed to be removed and those to be preserved. The trees will be highlighted for consideration at the site meeting. The plans propose removal of 15 pines, 8 non-significant oaks and buckeyes, four significant oaks, and four significant redwoods. The tree removal will open views to and from the site, but removal of, particularly, the pines and redwoods are encouraged by town policies.

It is also noted that the current house site is on relatively steep slopes that are designated Ps, potential for shallow land sliding and slumping, 10 feet or less in depth, on the town's map of land movement potential. Town policies raise concerns and require significantly more analysis and design response for any development now permitted in such areas.

The proposed building site is not constrained by slope conditions or the Ps designation. It is, however, more open to views than the current house site and, particularly, closer to the house and other recent development at 170 Mapache Drive (Holland/Yates). The proposed house and other improvements are all single story in height and, according to the applicant, have been sited closer to the common property line and kept low in height to allow views from the neighboring property to be over the new house. Further, preservation of existing north side pine trees is planned for further protection of views and privacy between parcels. The view relationships can be considered during the course of the site meeting. Other factors associated with the parcel relationships are discussed in the next section of this report.

The proposed revised grading is detailed on the 8/19 earthwork calculation sheet and shown in concept on the 8/12/13 Landscape Master Plan. This includes the grading to repair the site of the existing house and the current driveway access and parking apron connected to Mapache Drive. It also includes the fill needed for the elimination of the existing rock lined drainage ditch and swimming pool and to properly convey surface waters across the site.

Much of the grading will be for the new driveway and to cut the garage into the site and create the level area for the house and auto court. Retaining walls are planned along the driveway and to contain the garage and auto court grading. The grading for the south side hillside office is in an area heavily impacted by existing site development associated with the current house.

Overall, our main concern with the grading plan is associated with the fill planned for the pool and west side lawn/native grass terrace. We shared these concerns and others related to the need for plan clarifications and corrections in an 8/21/13 email to the project architect. These email comments and responses from the architect are presented in the attached August 21, 2013 email communications. The comments in the communications will be helpful in preparing for the site meeting.

Overall, our more significant concerns with the project are set forth in the 8/21 email. In general, we conclude that the house site and driveway access are reasonable responses to site conditions. Our main concern is, however, on the west side fill and the pool/cabana siting on the fill and the "edge" and relationships these proposals would create along the boundary with the north side property. We have discussed our concerns at length with the applicant and project architect and they will be prepared to respond in detail at the 8/27 meeting.

2. **Neighbor concerns**. The applicant has received the 8/22 letter from Mr. Holland and Ms. Yates and has advised town staff that he will be providing a written response to it for inclusion in the meeting packets.

For some perspective, we do understand that a number of project design changes have been developed to address the basic concerns over the proximity to the northerly property line. During the course of the site meeting these will be explained and the view relationships between the current house, proposed house site and the neighboring properties should be considered.

For added perspective, when 170 Mapache was recently redeveloped, the main house site was moved from the lower portion of the property, adjacent to Mapache Drive, to the higher slopes with a new and longer driveway graded to the new building site. The design dealt with significant drainage issues and also placed the building site on the higher portions of the property where views to the west were desirable. In addition, like the subject site, there was older tree cover and plant materials that were removed due to poor condition, improper selection for site conditions, or conflict with the planned grading. These changes, while found appropriate by the town, did open views significantly and change property relationships in the area. For example, considerable time was spent in dealing with the views to and over the new metal roof from a neighbor uphill of 170 Mapache.

3. **Site Development Committee Review**. To date, written comments have been received from the public works director (attached NV5 report dated 7/16/13 and prepared by the consulting engineer on behalf of the public works director), town geologist (attached report dated 7/11/13), fire marshal (attached report dated 7/3/13), and health officer (attached report dated 6/27/13). In addition, the conservation committee has provided a 7/8/13 memo saying committee members intend to participate in the preliminary review site meeting.

   While most of the reviews do not raise significant issue with the project, there is the need for some follow-up by the applicant, and the most recent plan revisions will need to be shared with, particularly, the town geologist and public works director.

4. **Compliance with Floor Area (FA), Impervious Surface Area (IS), height and yard setback limits.** The total proposed floor area, including all detached structures, is 7,070 sf and within the 7,372 sf FA limit for the property. The proposed floor area of the main house, including the 400 sf of the detached garage, is 5,681 sf and well below the 6,267 sf 85% limit. In this case, the total area in the main house is 77% of the limit.

   The proposed detached office/guest house is 629 sf and under the 750 sf limit for guest houses. While the structure does not have a kitchen area, is does include a shower and, therefore, must be considered a guest house under town standards and policies. It has been designed to conform to the attached guest house zoning standards and town policies for accessory structures. It has a maximum height of just over 14 feet and matches the house architecture. It is accessed by paths from the main house and there is adequate covered and guest parking to meet zoning standards.

   The total proposed impervious surface (IS) area is not calculated on the plans, but appears to conform to the 12,663 sf IS limit. Detailed IS calculations need to be provided, however, prior to final ASCC plan consideration.

The building elevation and section sheets demonstrate conformity to the 28 and 34-foot height limit standards. Most house and garage heights are below 18 feet with a maximum height of roughly 20 feet. These are well within the 28 and 34-foot height limits.

Compliance with required yard setbacks are demonstrated on the site plan sheets. The house and other site improvements only come close to setback lines along the northwest and northeast sides, but all proposed structures are located outside of required setback areas. Again, our main concern is with the alignment along the northerly setback line.

5. **Project Design and Exterior Materials**. The proposed architecture is of a contemporary Ranch style that has been generally encouraged in town and in the Westridge area. The design includes relatively low pitch roofs and simple architectural forms consistent with the Ranch style. The design uses low dormer/clerestory features to bring light into the great room and skylights are not planned. Exterior materials include:

   - Stained cedar shingle siding.
   - Painted wood lap siding and trim in a medium dark green color with a light reflectivity value (LRV) of less than 20% and well under the 40% policy limit for siding and 50% for trim.
   - Aluminum clad wood windows and doors, dark chestnut finish, LRV under 10%.
   - Zinc Standing seam roofing, LRV under 20%, with an alternative painted metal material also with an LRV under 20% and well below the 20% policy limit.
   - Stained wood trellis.
   - "Elk Mountain" site walls and columns (dark brown/green and rust colors).
   - Board form concrete foundation and chimney.
   - Site paving, New England Bluestone.

   Overall, the architecture and proposed finish materials should blend with the building site and general conditions in the area, but garage door finishes should be specified to the satisfaction of the ASCC. Also, the driveway surface paving material needs to be specified.

6. **Landscaping/fencing**. The plans do not appear to propose any new fencing and if any is planned it should be specified to the satisfaction of the ASCC. Our concerns with the proposed driveway gate were stated above. The project landscape architect will be at the 8/27 site and evening ASCC meetings to explain the plans and conservation committee representatives will also be present to comment on them. In general the focus of new screen planting is along the boundary with 170 Mapache and to a lesser degree on the northeast side of the property. Otherwise, native grasses and "wet meadow" repair planting is proposed.

7. **Exterior Lighting**. The proposed exterior lighting is shown on Sheet L5.0 and proposed fixture cut sheets are attached. As noted in the 8/21 email exchange, we have concerns with the scope of proposed driveway and "tree" lighting. Also, the proposed Cooper fixture "sconce" spills light both up and down and would wash adjacent walls. Such lighting is inconsistent with town policies that encourage only down lighting for wall fixtures. In several instances there are two or more lights at access doors and the trellis pathway between the garage and house has three trellis

lights as well as lights at each of the doors. In general, it appears that a scaling back of the scope of lighting is needed for conformity to town standards and policies.

8. **"Sustainability" aspects of project**. As noted above, Build It Green checklists have been completed for the main house. The main house checklist targets 198 BIG points whereas 167 points would be required under town green building standards. For the guest house 25 points are required, but a checklist has yet to be provided. 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 August 27th preliminary review, including the site visit with the planning commission, and offer comments, reactions and directions to assist the applicant and project design team modify plans as may be necessary to allow for eventual action by the ASCC on the architectural review plans. Project consideration should then be continued to the regular September 9, 2013 ASCC meeting.

4c. ARCHITECTURAL REVIEW FOR RESIDENITAL ADDITIONS AND REMODELING AND NEW HORSE-KEEPING FACILITIES, AND SITE DEVELOPMENT PERMIT X9H-659, 1155 WESTRIDGE DRIVE, *ECKSTEIN-BLUM*

This proposal for residential additions and remodeling, and new horse keeping facilities was noticed for consideration at the August 27th ASCC meeting. Due, however, to the need for story poles to be installed and the fact that the project architect will be out of town at the time of the 8/27 meeting, project review should be continued to the September 9th regular ASCC meeting. A complete report on the applications will be provided in the packets for the 9/9 ASCC meeting.

5. COMMISSION AND STAFF REPORTS

Staff will report on the status of applications currently under review and the meeting lines anticipated during September.

TCV

encl.
attach.

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

ARCHITECTURAL REVIEW
RESIDENTIAL REDEVELOPMENT
SITE DEVELOPMENT PERMIT X9H-658
205 CERVANTES ROAD, PINE TREE ALLEY/KERWIN

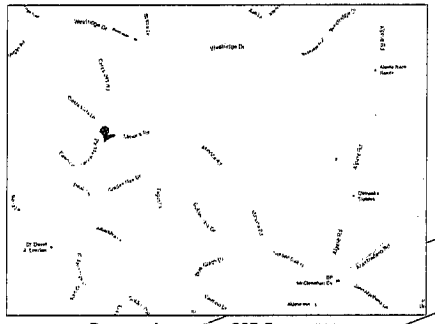
Vicinity Map **Architectural Review Residential Redevelopment & X9H-658, Kerwin**

Scale: 1" = 200 feet 205 Cervantes Road, Town of Portola Valley

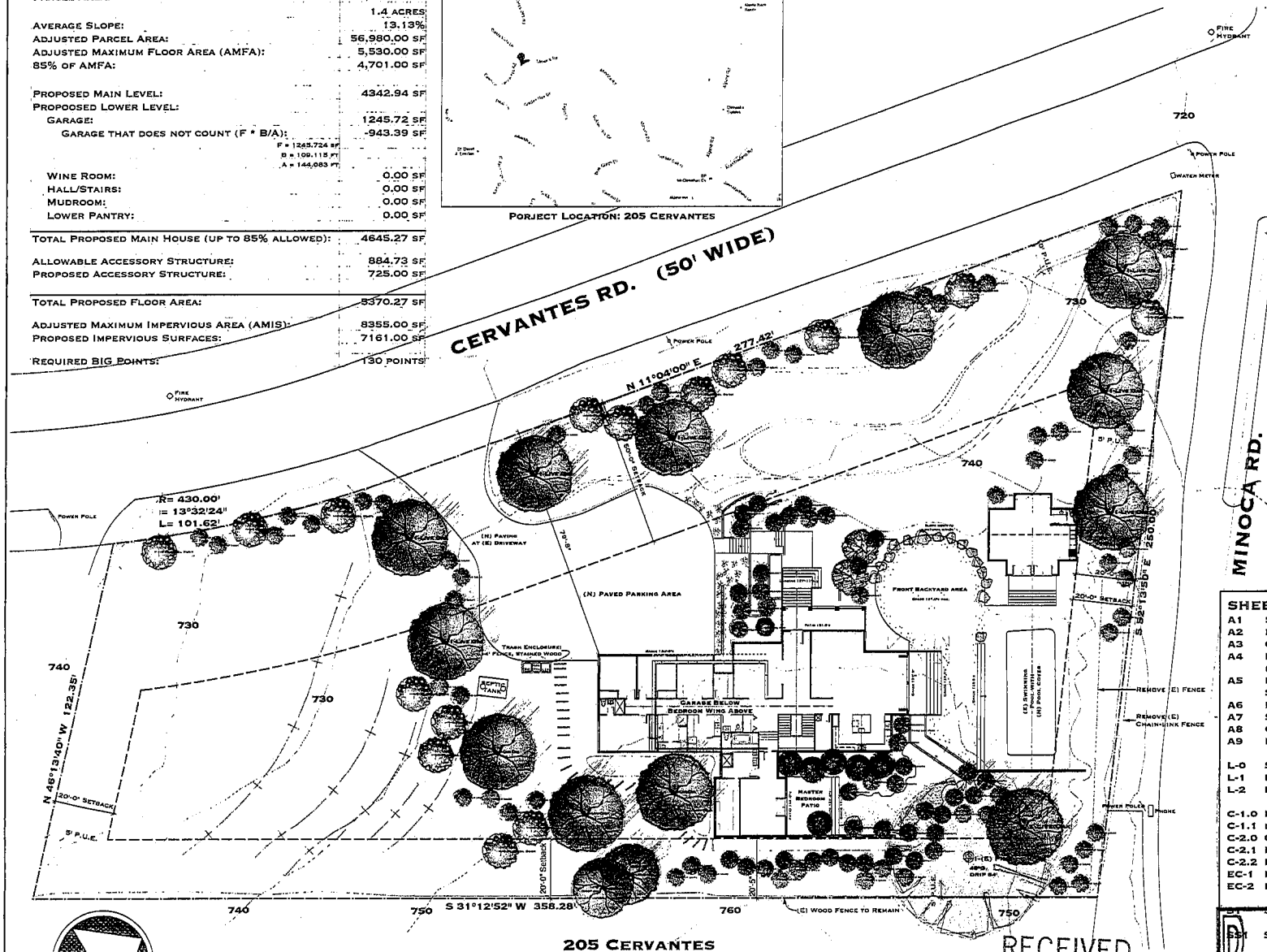
August 2013

Planning Data:

Parcel Area:	60,984.00 SF
	1.4 ACRES
Average Slope:	13.13%
Adjusted Parcel Area:	56,980.00 SF
Adjusted Maximum Floor Area (AMFA):	5,530.00 SF
85% of AMFA:	4,701.00 SF
Proposed Main Level:	4342.94 SF
Proposed Lower Level:	
Garage:	1245.72 SF
Garage that does not count (F * B/A):	-943.39 SF
F = 1245.724 SF B = 109.115 FT A = 144.083 FT	
Wine Room:	0.00 SF
Hall/Stairs:	0.00 SF
Mudroom:	0.00 SF
Lower Pantry:	0.00 SF
Total Proposed Main House (up to 85% allowed):	4645.27 SF
Allowable Accessory Structure:	884.73 SF
Proposed Accessory Structure:	725.00 SF
Total Proposed Floor Area:	5370.27 SF
Adjusted Maximum Impervious Area (AMIS):	8355.00 SF
Proposed Impervious Surfaces:	7161.00 SF
Required BIG Points:	130 POINTS



Porject Location: 205 Cervantes



205 Cervantes
APN 077-226-050

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

Project Description:
New Single Family Resicence and Pool House

Application for:
ASCC and Site Development

Owner:
Pine Tree Alley, LLC
415 Cervantes Road
PV Ca 94028
650-868-0272

Designer:
Greg Miller Designs
Greg Miller
212 W. Hilton Dr.
Boulder Creek, Ca. 95006
831-338-1121
Gregmiller@pobox.com

Landscape Design:
Gardenart Group
Chris Jacobson
965 Natoma Street
San Francisco, Ca 94103
408-354-3907
Chrisjacobson@me.com

Civil Engineering:
CFS Engineering
Clark Stoner
1840 41st Ave. #102-264
Capitola, Ca. 95010
831-477-9215
Stoner@cfsengineering.com

Geotechnical Consultant:
Murray Engineers, Inc.
Andrew Murray, P.E.
935 Fremont Avenue, Los Altos,
California 94024
650-559-9980

Survey:
Polaris Surveyors
6014 Fairhope Pl.
San Jose, Ca. 95123
408-691-8891
sarkiss@polarissurveyors.com

Septic Consultant:
S.R. Hartsell, R.E.H.S.
P.O. Box 342
Pacifica, Ca 94044
650-888-2419
Srhartsell@gmail.com

Sheet Index

RECEIVED

JUL 23 2013

SPANGLE ASSOC.

RECEIVED
JUL 18 2013
TOWN OF PORTOLA VALLEY

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212 W. Hilton Drive
Boulder Creek, Ca. 95006
831.338.1121
Gregmiller@pobox.com
Greg Miller

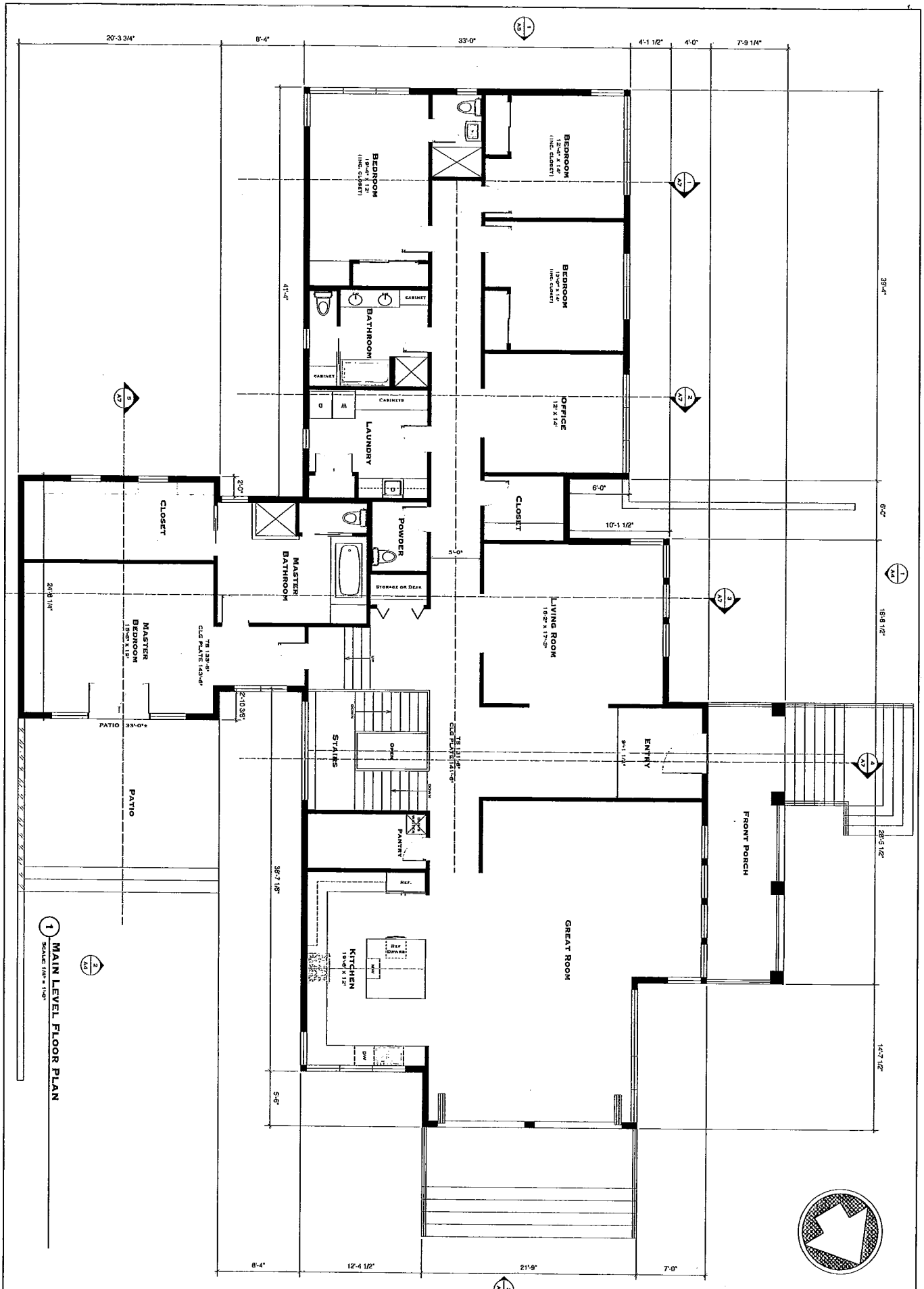
Cervantes Residence
205 Cervantes Road
Portola Valley, California

Site Plan and Project Information

7/16/13

Revisions:

A1



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

A2

Revisions:	7/16/13

MAIN LEVEL FLOOR PLAN

CERVANTES RESIDENCE
205 CERVANTES ROAD
PORTOLA VALLEY, CALIFORNIA

GREG MILLER
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212 W. HILTON DRIVE
BOULDER CREEK, CA. 95006
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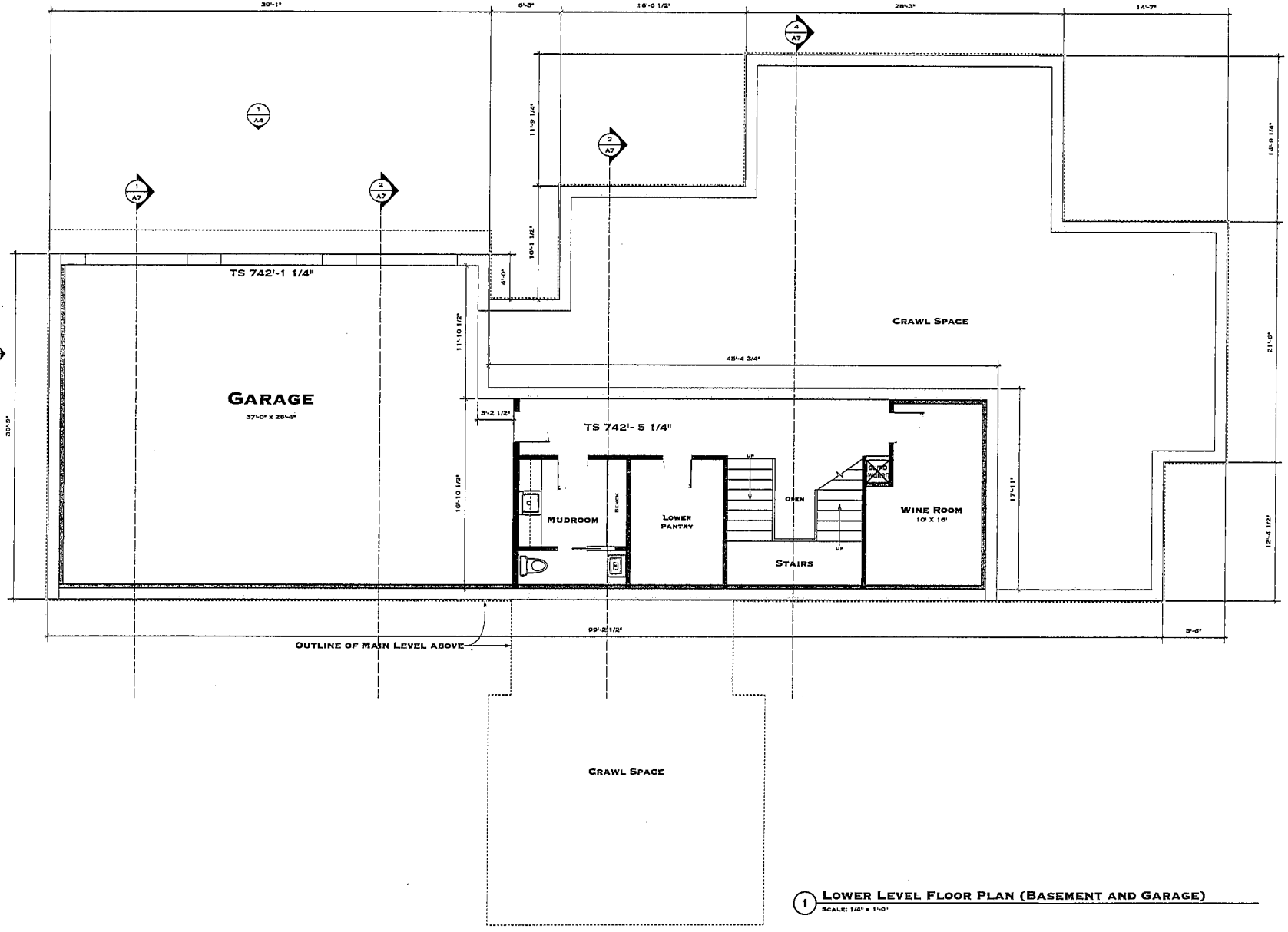
GREGMILLER@POBOX.COM



1 LOWER LEVEL FLOOR PLAN (BASEMENT AND GARAGE)
SCALE: 1/4" = 1'-0"

GREG MILLER DESIGNS
212 W. HILTON DRIVE
SOQUEL, CA. 95006
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GREG MILLER

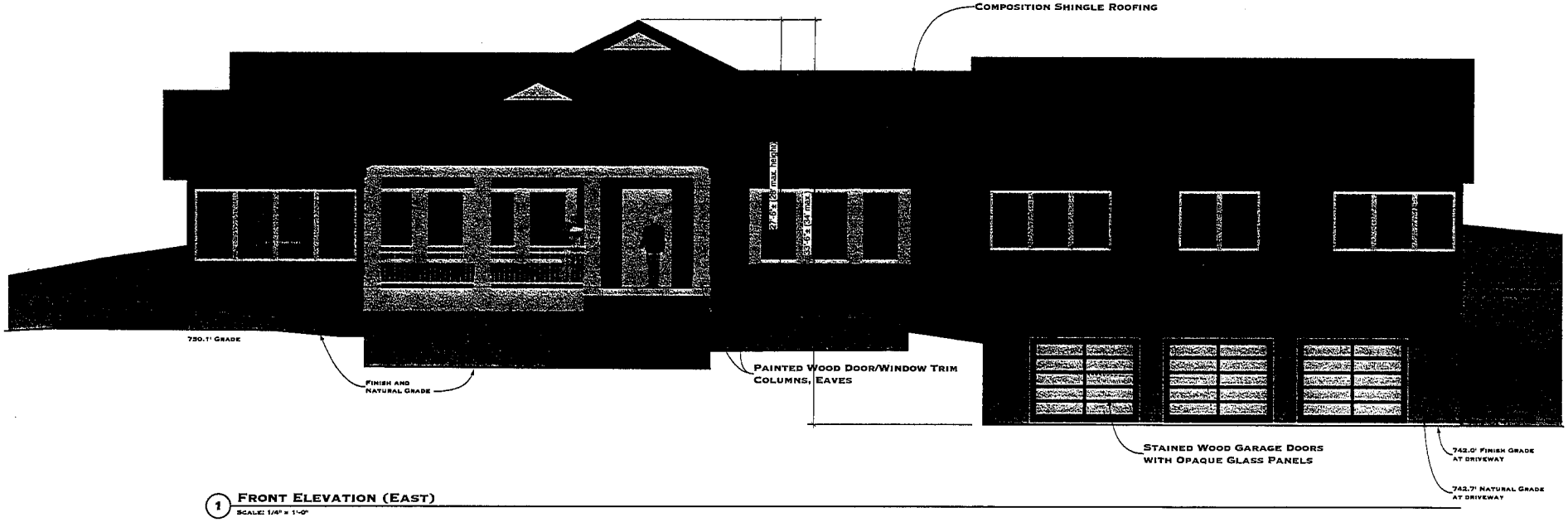
CERVANTES RESIDENCE
205 CERVANTES ROAD
PORTOLA VALLEY, CALIFORNIA

LOWER LEVEL FLOOR PLAN (BASEMENT AND GARAGE)

7/16/13

Revisions:

A3



1 **FRONT ELEVATION (EAST)**
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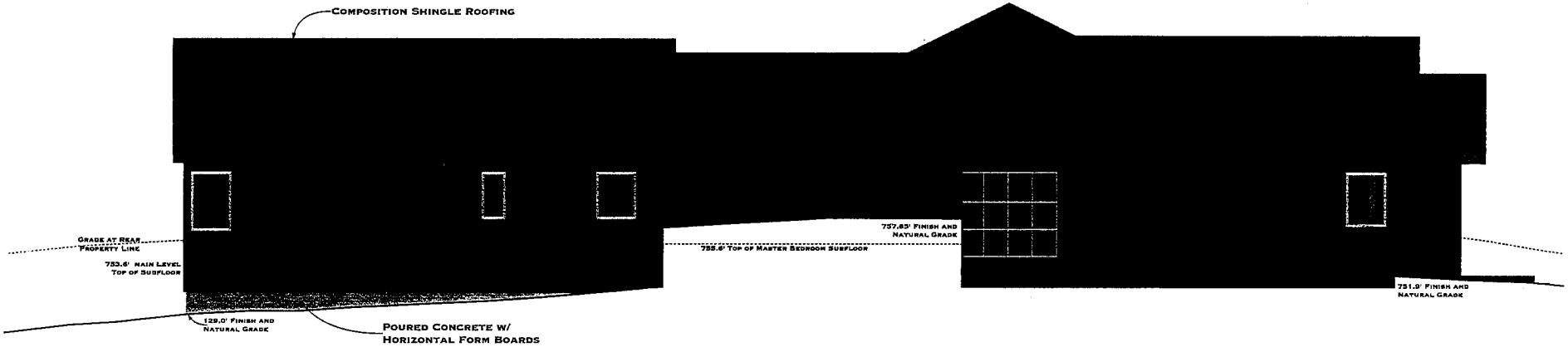

2 **REAR ELEVATION (WEST)**
SCALE: 1/4" = 1'-0"

GREG MILLER DESIGNS
212 W. HILTON DRIVE
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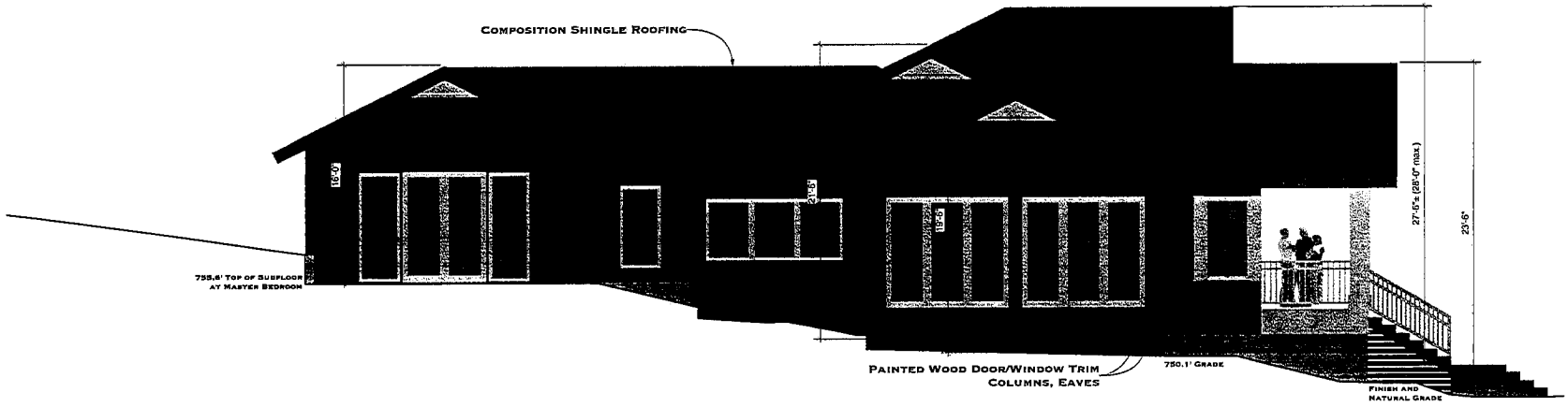
CERVANTES RESIDENCE
205 CERVANTES ROAD
PORTOLA VALLEY, CALIFORNIA

FRONT AND REAR ELEVAATIONS

7/16/13

Revisions:

A4



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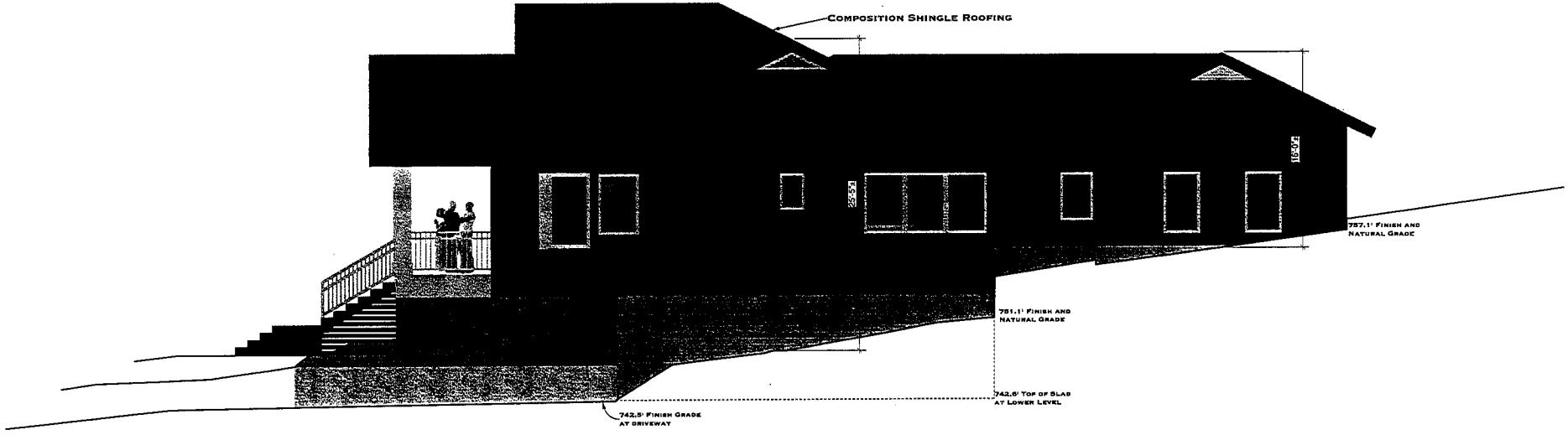

2 **RIGHT ELEVATION (SOUTH)**
SCALE: 1/4" = 1'-0"

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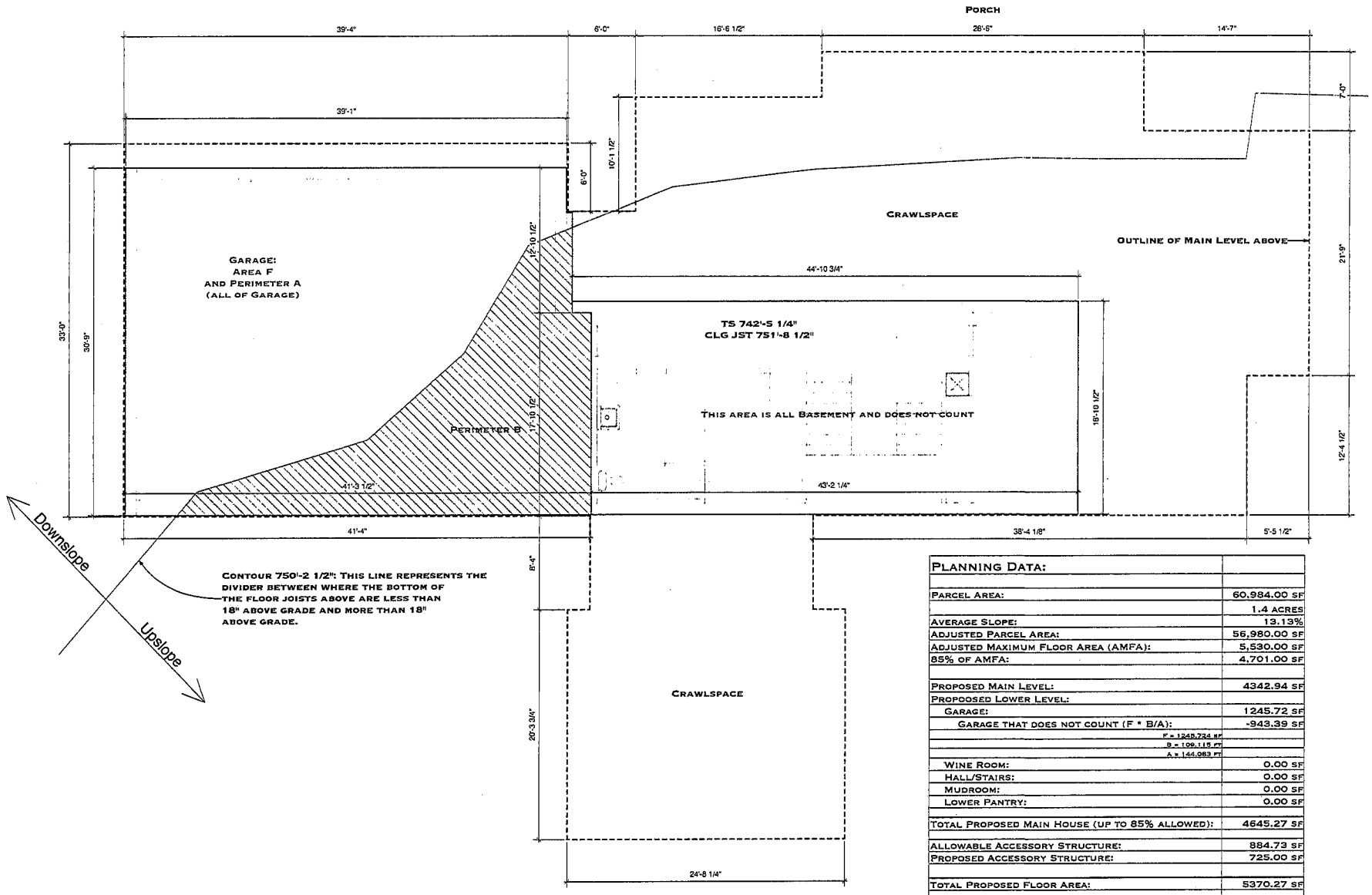
CERVANTES RESIDENCE
205 CERVANTES ROAD
PORTOLA VALLEY, CALIFORNIA

LEFT AND RIGHT ELEVAATIONS

7/16/13

Revisions:

A5



PLANNING DATA:	
PARCEL AREA:	60,984.00 SF
	1.4 ACRES
AVERAGE SLOPE:	13.13%
ADJUSTED PARCEL AREA:	56,980.00 SF
ADJUSTED MAXIMUM FLOOR AREA (AMFA):	5,530.00 SF
85% OF AMFA:	4,701.00 SF
PROPOSED MAIN LEVEL:	4342.94 SF
PROPOSED LOWER LEVEL:	
GARAGE:	1245.72 SF
GARAGE THAT DOES NOT COUNT (F * B/A):	-943.39 SF
F = 1245.724 SF	
B = 109.115 FT	
A = 144.083 FT	
WINE ROOM:	0.00 SF
HALL/STAIRS:	0.00 SF
MUDROOM:	0.00 SF
LOWER PANTRY:	0.00 SF
TOTAL PROPOSED MAIN HOUSE (UP TO 85% ALLOWED):	4645.27 SF
ALLOWABLE ACCESSORY STRUCTURE:	884.73 SF
PROPOSED ACCESSORY STRUCTURE:	725.00 SF
TOTAL PROPOSED FLOOR AREA:	5370.27 SF
ADJUSTED MAXIMUM IMPERVIOUS AREA (AMIS):	8355.00 SF
PROPOSED IMPERVIOUS SURFACES:	7161.00 SF
REQUIRED BIG POINTS:	130 POINTS

1 **FLOOR AREA CALCULATIONS**
SCALE: 1/4" = 1'-0"

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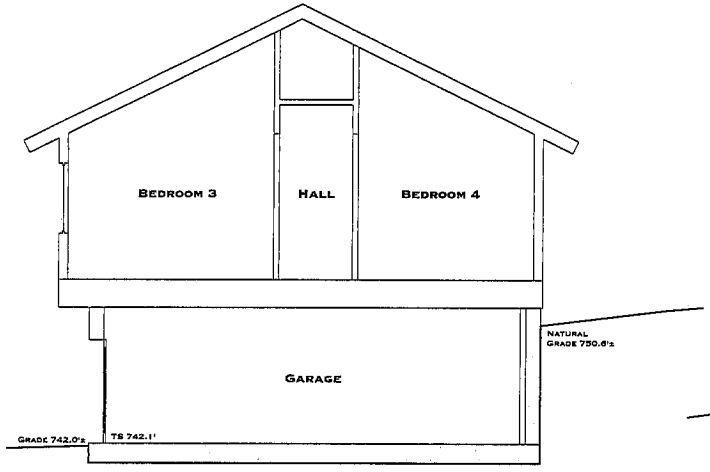
CERVANTES RESIDENCE
205 CERVANTES ROAD
PORTOLA VALLEY, CALIFORNIA

FLOOR AREA CALCULATIONS

7/16/13

Revisions:

A6



1 SECTION 1
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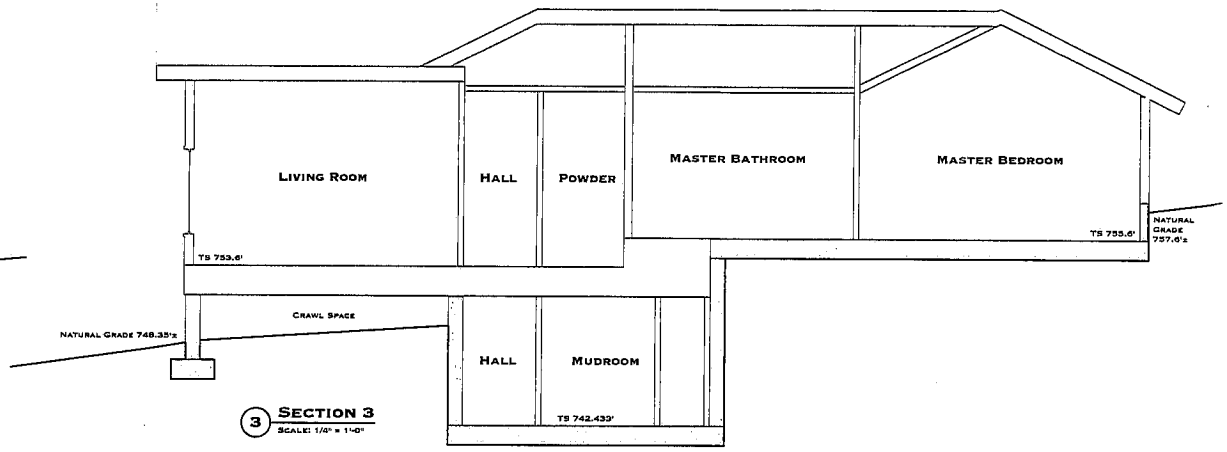

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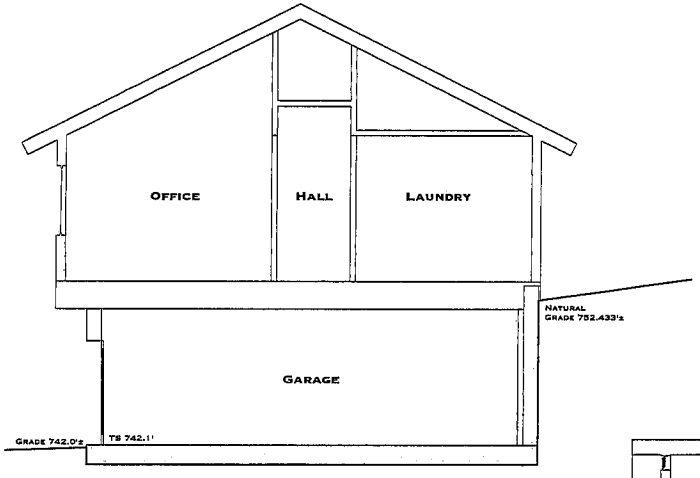

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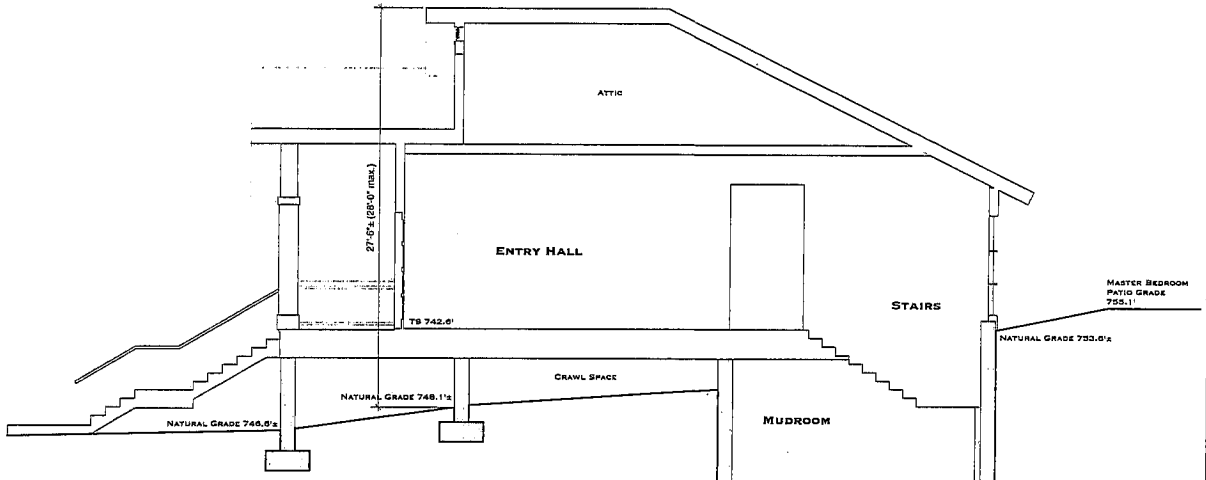

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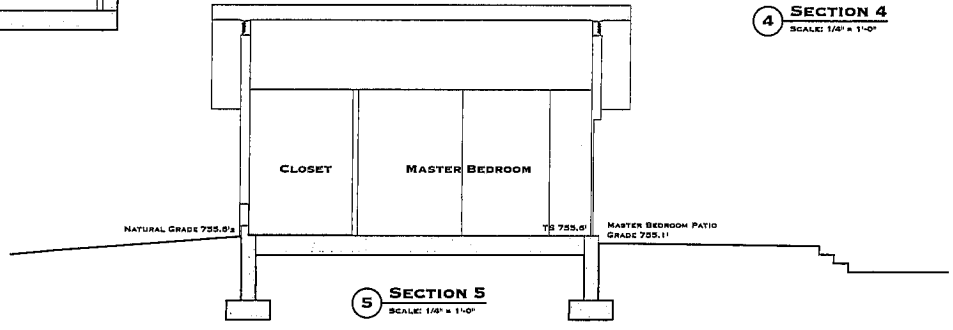

5 SECTION 5
SCALE: 1/4" = 1'-0"

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GREG MILLER

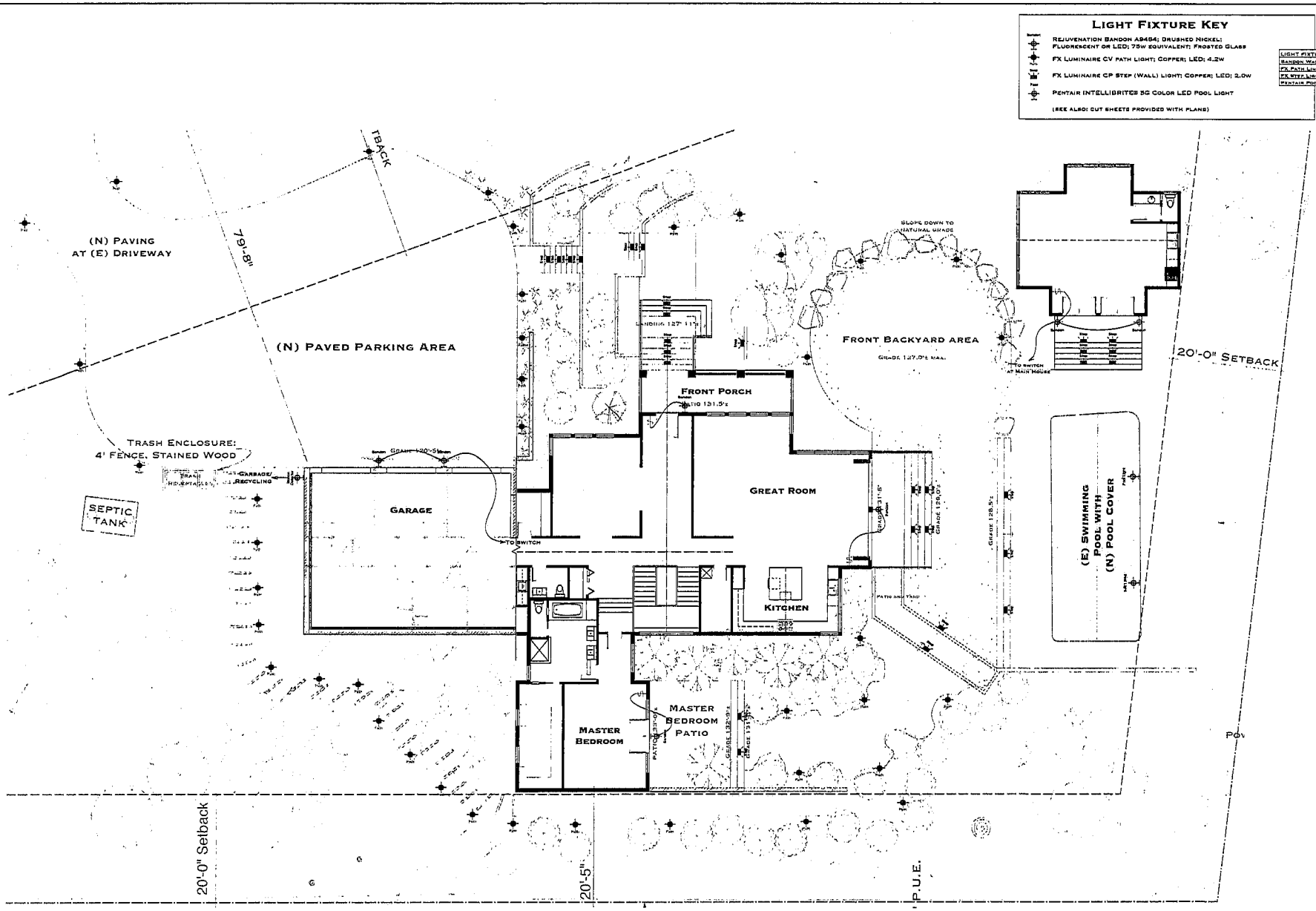
CERVANTES RESIDENCE
205 CERVANTES ROAD
PORTOLA VALLEY, CALIFORNIA

SECTIONS

7/16/13

Revisions:

A7



1 **COMBINED LIGHTING PLAN**
SCALE: 1/8" = 1'-0"

SEE ALSO: SHEET L-2 LANDSCAPE LIGHTING
(NOTE - ANY DISCREPANCY: THIS PLAN GOVERNS)

GREG MILLER DESIGNS
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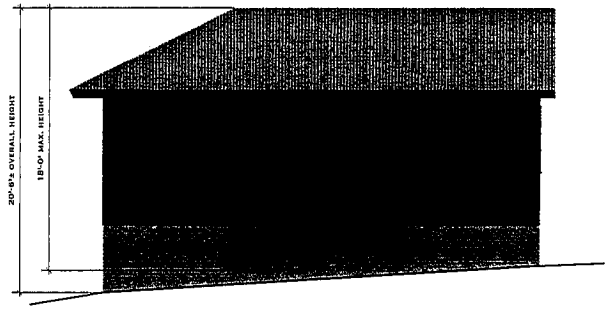
CERVANTES RESIDENCE
205 CERVANTES ROAD
PORTOLA VALLEY, CALIFORNIA

EXTERIOR AND LANDSCAPE COMBINED LIGHTING PLAN

7/15/13

Revisions:

A8



3 **WEST ELEVATION (CERVANTES SIDE)**
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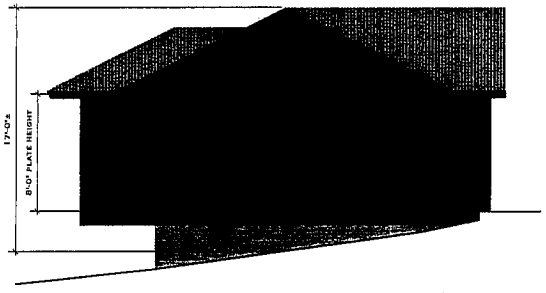

4 **SOUTH ELEVATION (MAIN HOUSE SIDE)**
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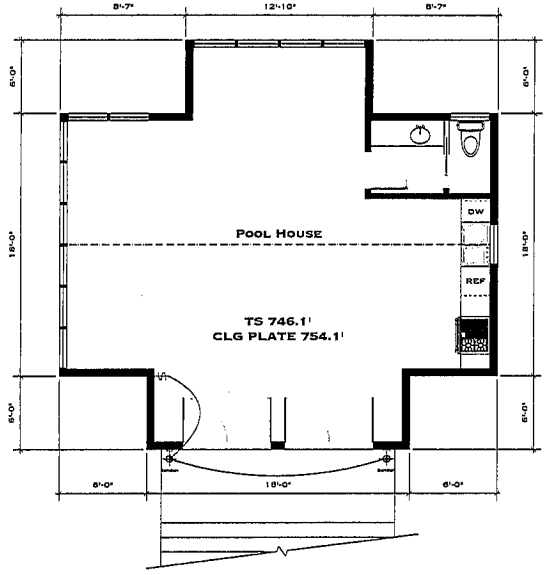

1 **POOL HOUSE FLOOR PLAN**
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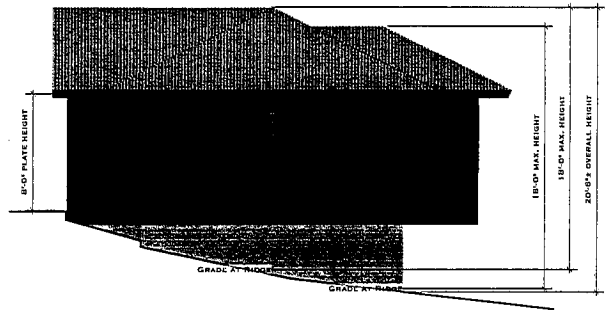

5 **NORTH ELEVATION**
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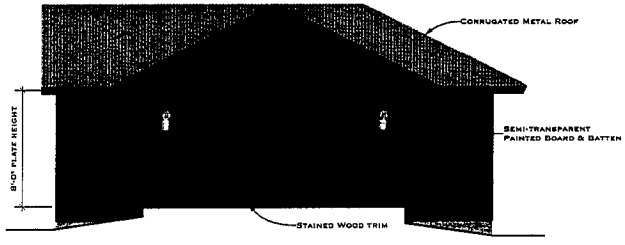

2 **EAST ELEVATION (POOL SIDE)**
SCALE: 1/4" = 1'-0"

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GREGMILLER@DBOX.COM

CERVANTES RESIDENCE
205 CERVANTES ROAD
PORTOLA VALLEY, CALIFORNIA

POOL HOUSE
PLAN AND ELEVATIONS

7/16/13

Revisions:

A9

PLANT LIST

SCREENING ALONG ROADS

California Live Oak	Quercus Agrifolia
Flannel Bush	Fremontodendron Californicum "California Glory"
Wild lilac	Ceanothus "Dark Star" or "Concha"

GROUND COVER NEAR ROADS

Dwarf Coyote Bush	Baccharis Pilularis "Pigeon Point"

GRASS FOR FIELDS

Deer Grass	Muhlenbergia Rigens

GRASS FOR FIELDS NEAR HOUSE AND POOL

Berkeley sedge	Carex Divulsa (tumulicola)

TREES NEAR HOUSE AND POOL HOUSE

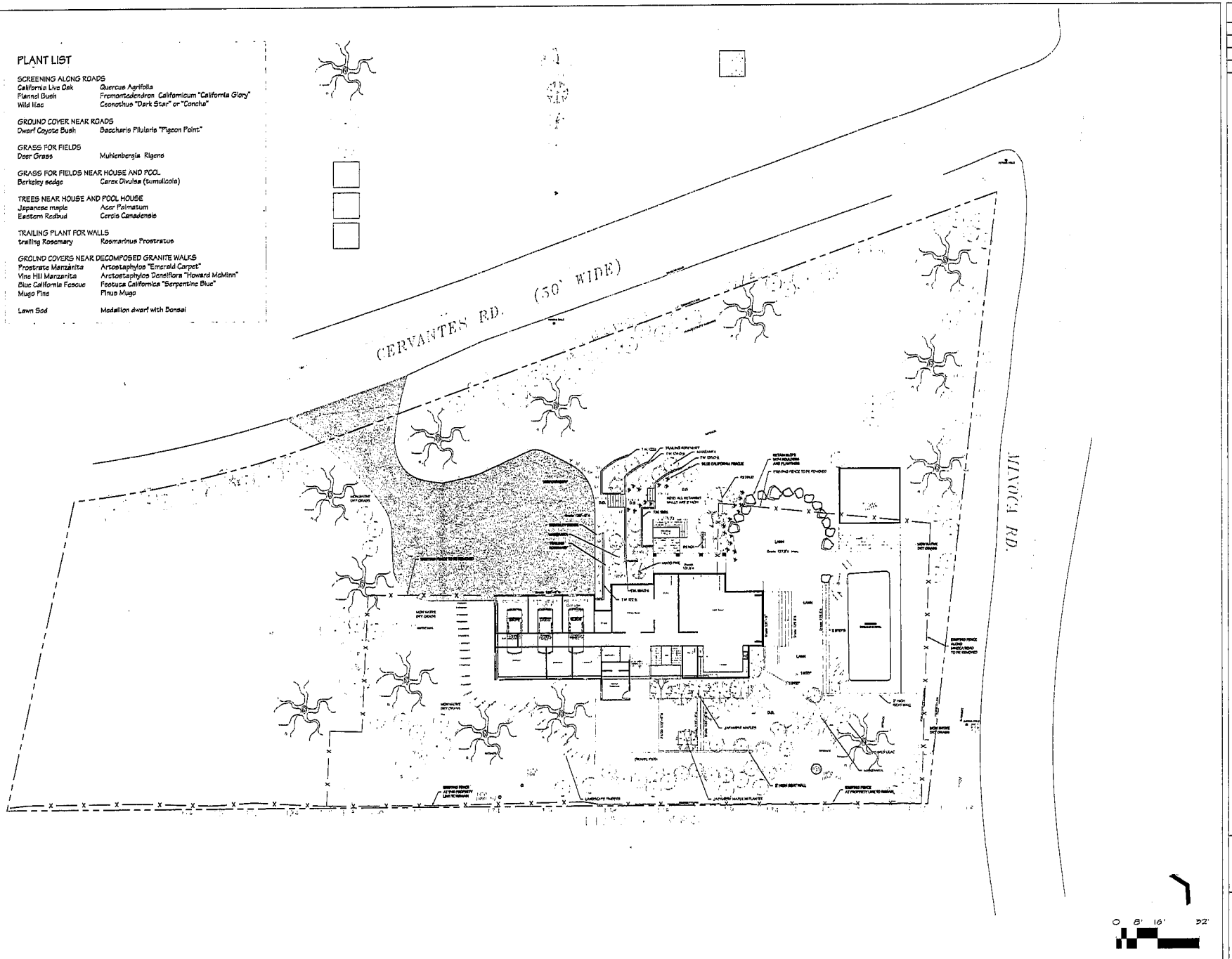
Japanese maple	Acer Palmatum
Eastern Redbud	Cercis Canadensis

TRAILING PLANT FOR WALLS

trailing Rosemary	Rosmarinus Prostratus

GROUND COVERS NEAR DECOMPOSED GRANITE WALKS

Prostrate Manzanita	Arctostaphylos "Emerald Carpet"
Vine Hill Manzanita	Arctostaphylos Densiflora "Howard McMinn"
Blue California Fescue	Festuca Californica "Serpentine Blue"
Mugo Pine	Pinus Mugo
Lawn Sod	Medallion dwarf with Bonsai



0 8' 16' 32'

REVISIONS	BY
JULY 18, 2013	L.Y.

www.gardenartgroup.com

THE CERVANTES RESIDENCE

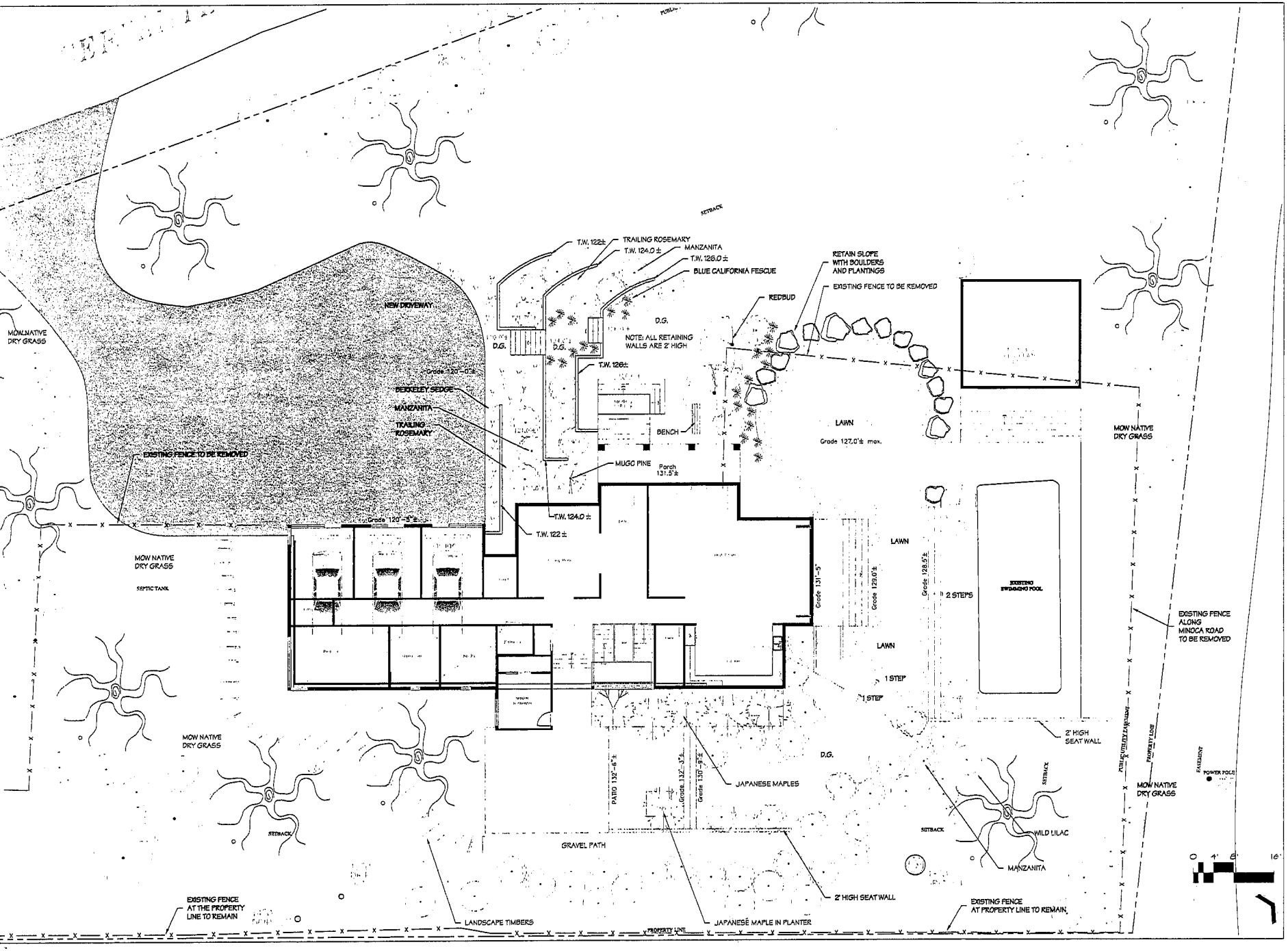
205 CERVANTES AVE, PORTOLA VALLEY, CA

SITE LANDSCAPE DESIGN

DATE:	JUN 25, 2013
SCALE:	1/16" = 1'-0"
DRAFTED BY:	Lynn Yu
JOB:	Kerwin Calmay

L-0

SHEET 1 OF 2



REVISIONS	BY
JULY 16, 2013	L.Y.

www.gardenartgroup.com

THE CERVANTES RESIDENCE

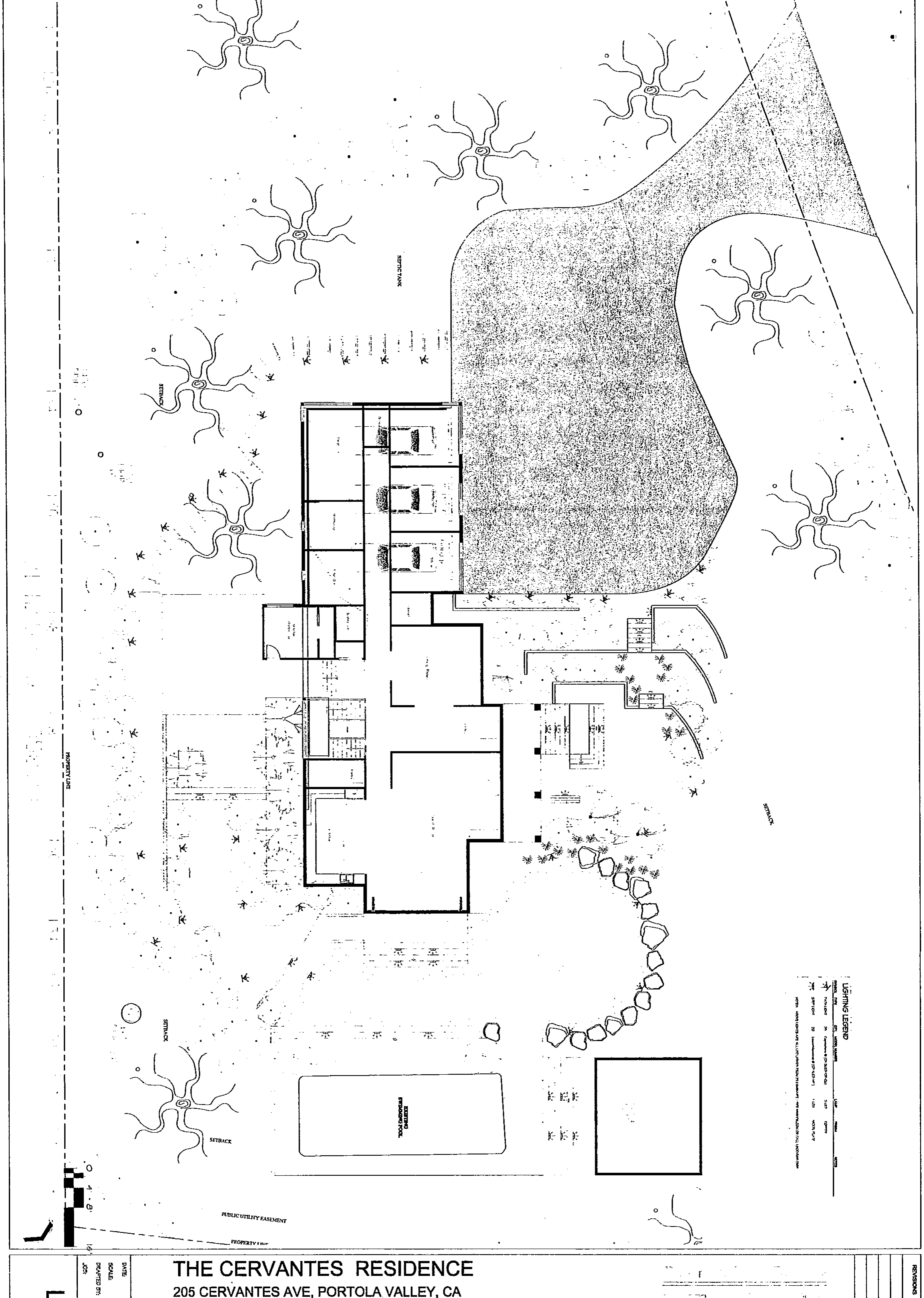
205 CERVANTES AVE, PORTOLA VALLEY, CA

LANDSCAPE PLAN

DATE:	JUN. 25, 2013
SCALE:	1/8" = 1'-0"
DRAFTED BY:	Lynn Yu
JOB:	Kenwin Calmay

L-1

SHEET 2 OF 2



THE CERVANTES RESIDENCE

205 CERVANTES AVE, PORTOLA VALLEY, CA

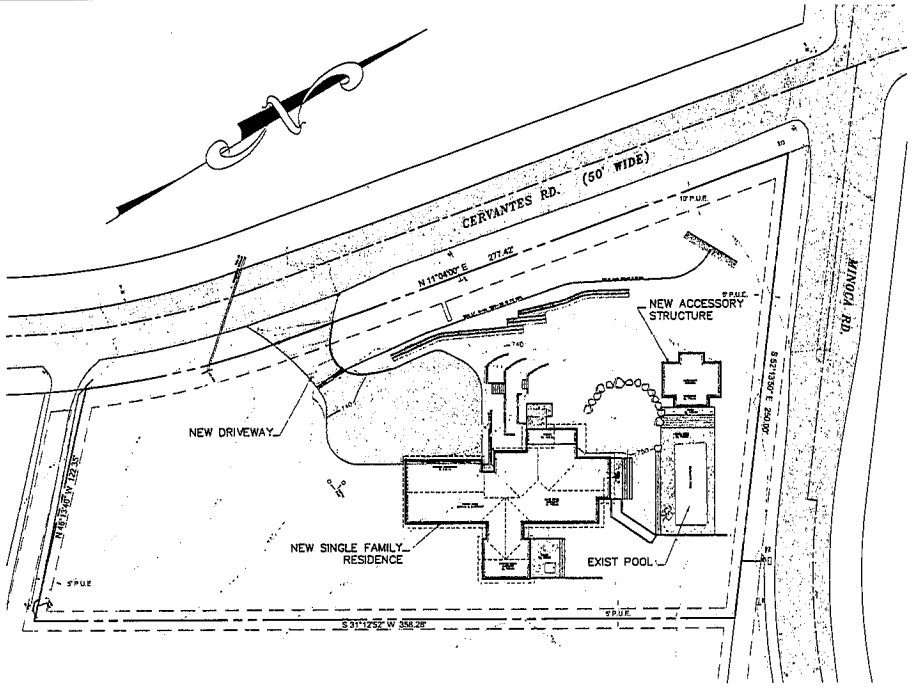
LANDSCAPE LIGHTING PLAN

DATE:
SCALE:
DRAFTED BY:
JOB:

L-2

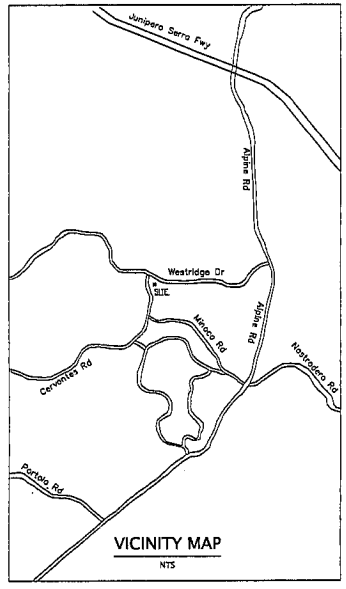
www.gardsnartgroup.com

REVISIONS	BY



PLOT PLAN

SCALE: 1" = 30 FT.



VICINITY MAP

NTS

GENERAL NOTES:

1. ALL EXCAVATIONS, FILLS, AND GRADING SHALL COMPLY WITH THE TOWN OF PORTOLA VALLEY SITE DEVELOPMENT AND TREE PROTECTION ORDINANCE.
2. ALL GRADING IS SUBJECT TO OBSERVATION BY THE TOWN OF PORTOLA VALLEY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE TOWN OF PORTOLA VALLEY AT (650) 851-1700 EXT. 216 AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
3. THE DIRECTOR OF PUBLIC WORKS OR HIS AUTHORIZED REPRESENTATIVE SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
4. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPT. OF PUBLIC WORKS.
5. UNLESS OTHERWISE NOTED, THE TERMS "INSTALL" AND "CONSTRUCT" MEANS THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.
6. CONSTRUCTION, GRADING, OR FILL IS NOT PERMITTED OVER THE SEPTIC SYSTEM OR EXPANSION AREAS.
7. NO EQUIPMENT OR MATERIAL STORAGE, CLEARING, GRADING, EXCAVATING, TRANSPORT, INGRESS OR EGRESS, OR DISTURBANCE OF ANY KIND IS ALLOWED BEYOND THE "LIMIT OF GRADING" LINE.
8. BETWEEN OCTOBER 15 AND APRIL 15, AND OTHER TIMES WHEN CONDITIONS WARRANT, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. SEE EROSION CONTROL PLAN, SHEET EC-1. EROSION CONTROL IS NOT SPECIFIC TO WINTER MONTHS. EROSION CONTROL MAY BE REQUIRED DURING SUMMER MONTHS SHOULD SITE CONDITIONS WARRANT.
9. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES.
10. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER, MURRAY ENGINEERS, INC., SHALL BE NOTIFIED AT LEAST FIVE DAYS PRIOR TO BEGINNING ANY GRADING AT TELEPHONE NUMBER (650) 559-9980. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION OF THE PROJECT SOILS ENGINEER.
11. APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
12. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND UTILITIES.
13. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.
14. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE TOWN OF PORTOLA VALLEY.
15. AN ENCROACHMENT PERMIT SHALL BE REQUIRED BY THE TOWN OF PORTOLA VALLEY FOR ANY WORK TO BE DONE WITHIN TOWN RIGHT OF WAY.
16. NO IMPROVEMENTS SHALL BE PLANNED, DESIGNED, OR CONSTRUCTED THAT WOULD INTERFERE WITH THE TOWN'S RIGHT-OF-WAY OR PUBLIC FACILITIES, ITS FUNCTION, INTERESTS, INTEGRITY, AND MAINTENANCE. EXAMPLES, BUT NOT LIMITED TO: THE ENTIRE ROAD, SHOULDERS, PARKING AREAS, PROPERTY, EASEMENTS, OPEN AREAS, SCENIC CORRIDORS, PARKS, FENCES, BRIDGES, PIPES, MONUMENTS, CURBS, TRAILS, SIGNS, DRAINAGE, FACILITIES, AND ALL TYPES OF PUBLIC TRAFFIC. IF DISCOVERED AT A LATER DATE, MODIFICATIONS TO PLANS AND REMOVAL WILL BE REQUIRED AT DEVELOPER'S EXPENSE. ANY UTILITY OR PAVING WORK IN THE TOWNS RIGHT-OF-WAY REQUIRES THE APPLICATION AND APPROVAL OF A TOWN REVOCABLE ENCROACHMENT PERMIT. SUB DRAIN FLOWS SHALL NOT DISSIPATE ONTO A ROAD SURFACE.
17. BEST MANAGEMENT PRACTICES FOR TREATMENT OF SITE RUNOFF SHALL BE IMPLEMENTED AS A PART OF THE PROJECT AND SHALL BE IN COMPLIANCE WITH THE CURRENT SAN MATEO COUNTYWIDE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES).
18. ALL NEW DRIVEWAYS SHALL BE ASPHALT OR STANDARD BRUSHED CONCRETE 20' BACK FROM EDGE OF ROAD. NO PAVERS OR COLORED CONCRETE ON TOWN RIGHT OF WAY.
19. AN ENCROACHMENT PERMIT MUST BE FILED AT THE TOWN PRIOR TO START OF ANY WORK WITH THE TOWN RIGHT OF WAY.
20. THERE SHALL BE NO PLANTING OF TREES OR BUSHES AND INSTALLATION OF IRRIGATION WITHIN TOWN RIGHT OF WAY OR TRAIL EASEMENTS. NO PLANTING OF TREES, BUSHES, GRASS WITHIN 6' OF THE ROAD OR THAT WOULD BLOCK ROAD SIGNAGE AND SITE VISIBILITY. LANDSCAPING IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNER. CUT BACK TREE LIMBS AND BRUSH PROTRUDING INTO THE ROADWAY THAT COULD BE STUCK BY EMERGENCY VEHICLES (14' VERTICAL CLEARANCE AND 2' HORIZONTAL CLEARANCE FOR VEHICLES TRAVELING IN ROADWAY.) DO NOT USE RIGHT OF WAY FOR SCREEN PLANTING.
21. AT THE END OF PROJECT, ALL WOOD AND CONSTRUCTION DEBRIS REMOVED, SWALES DEFINED, CULVERTS CLEANED, AND ALL POTENTIAL EROSION AREAS ADDRESSED.
22. ANY PLAN REVISIONS WILL BE HI-LIGHTED AND ACCOMPANIED BY A LETTER LISTING EACH CHANGE. THERE SHALL BE NO DEVIATION FROM THE APPROVED PLANS WITHOUT REVISIONS APPROPRIATELY SUBMITTED AND APPROVED BY THE TOWN.
23. ALL WORK SHALL COMPLY WITH THE TOWN OF PORTOLA VALLEY PUBLIC WORKS PRE-CONSTRUCTION AND GEOTECHNICAL INSPECTION CHECKLIST.
24. ALL WORK SHALL BE PERFORMED BY THE APPROPRIATE CALIFORNIA STATE LICENSED CONTRACTOR.
25. PRIOR TO CALLING IN PUBLIC WORKS FOR FINAL PROJECT SIGN-OFF, WET STAMPED LETTERS AND AS-BUILTS (AUTOCAD 2002 OR OLDER) ARE REQUIRED TO BE SUBMITTED TO THE TOWN FROM THE PROJECT SOIL AND CIVIL ENGINEER INDICATING ALL WORK ASSOCIATED WITH SURVEYING, GRADING AND DRAINAGE HAS BEEN INSPECTED AND COMPLETED PER THE TOWN APPROVED PLANS.
26. APPLICANT SHALL NOTIFY THE BUILDING DEPARTMENT AT LEAST TWO FULL WORKING DAYS IN ADVANCE OF THE FOLLOWING INSPECTIONS: INITIAL INSPECTION OF GRADE STAKING, ROUGH GRADING INSPECTION, STORM/SUB DRAINAGE INSPECTION, FINAL INSPECTION AND APPROVAL INSPECTION SHALL BE REQUESTED BY CALLING (650) 851-1700 EXTENSION 216. APPROPRIATE CONSULTANT LETTERS SHALL BE PROVIDED TO THE TOWN AT THE TIME OF INSPECTION.
27. WORK HOURS ARE 8 AM-5:30 PM MONDAY-FRIDAY. NO WORK ON HOLIDAYS.
28. REVIEW THE "PUBLIC WORKS SITE DEVELOPMENT STANDARD GUIDELINES AND CONDITIONS CHECKLIST". NO CHANGE IN PLANS WITHOUT ENGINEER STAMPED SUBMITTAL AND TOWN REVIEW. REVISION WILL BE HI-LIGHTED AND ACCOMPANIED BY A LETTER LISTING EACH CHANGE.
29. CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER TO STAKE LINE AND GRADE FOR NEW SITE IMPROVEMENTS.
30. CLEAN AND CLEAR PUBLIC RIGHT OF WAY AT ALL TIMES. STREET GUTTER SHOULD HAVE NO DIRT AND DEBRIS NEAR WORKSITE. CLEAN UP ALL LUNCH DEBRIS.
31. ANY CHANGE OF GENERAL CONTRACTOR OR ENGINEER OF RECORD SHOULD BE REPORTED TO THE TOWN IN WRITING.
32. PER THE CALIFORNIA STATE LICENSE BOARD WORK SHALL BE PERFORMED BY THE APPROPRIATE CALIFORNIA STATE LICENSE CONTRACTOR. PROOF OF LICENSE WILL BE REQUESTED BY THE TOWN INSPECTOR PRIOR TO INSPECTION.
33. BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION MUST BE USED. ALL EROSION CONTROL SHALL BE INSTALLED PRIOR TO AND AFTER ANY GRADING. ALL GRADED AREAS WILL BE STABILIZED. ANY SILT OR EROSION INTO THE TOWN STORM DRAIN SHALL BE IMMEDIATELY REMOVED OR THE PROJECT SHALL BE STOPPED. CONTRACTOR IS RESPONSIBLE FOR ALL SILT RELEASED FROM JOBSITE AND SUBJECT TO APPLICABLE FINES. THIS INCLUDES RESPONSIBILITY FOR ANY SILT THAT HAS ENTERED THE STORM DRAIN, PUBLIC ROAD, AND CREEK.
34. NO PARKING ON TOWN TRAILS AND SHOULDERS. DESIGNATED AREAS ONLY. ANY DAMAGE SHALL BE REPAIRED BY CONTRACTOR. NO LOITERING.

BENCH MARK ELEVATION:

BENCH MARK ELEVATION FOR SITE DESIGN WAS BASED ON TOWN OF PORTOLA VALLEY ELEVATION BENCHMARK NO. PV-12, 3.5" BRASS DISK IN MONUMENT WELL LOCATED 18 FT. +/- SOUTHEAST OF THE STANDARD STREET MONUMENT MARKING THE INTERSECTION OF CERVANTES ROAD AND PEAK LANE. NGVD29 EL. = 790.67 FT.

ENGINEER'S NOTICE TO CONTRACTORS:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY LINES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CALL USA DIG ALERT (1-800-227-2600) TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES.

IN COMPLIANCE WITH GEOTECHNICAL INVESTIGATION:

PROJECT GEOTECHNICAL ENGINEER: MURRAY ENGINEERS, INC. (650) 559-9980
PROJECT REPORT NO. 1883-1R1 (DRAFT), APRIL 22, 2013.

FOR PERMIT ISSUANCE OF THESE PLANS, PROJECT GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE IN WRITING THAT THESE PLANS ARE IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL INVESTIGATION.

LOT TECHNICAL DATA:

LOT SIZE: 1.39 AC GROSS (1.23 AC NET)

TOTAL EXISTING IMPERVIOUS COVERAGE:*

HOUSE:	2169 SQ.FT.
BARN:	585 SQ.FT.
TOTAL:	2,754 SQ.FT.
DRIVEWAY:	2494 SQ.FT.
FLATWORK:	881 SQ.FT.
POOL DECK:	791 SQ.FT.
SWIMMING POOL:	684 SQ.FT. (TO REMAIN)
TOTAL	4,850 SQ.FT.

*WITH NOTED EXCEPTIONS, ALL ITEMS LISTED HAVE BEEN, OR WILL BE, DEMOLISHED AND REMOVED FROM SITE.

NOTE: ABOVE QUANTITY TAKEOFFS ARE BASED ON AUGUST 2011 TOPOGRAPHIC SURVEY BY POLARIS SURVEYORS, LS 8261.

TOTAL IMPERVIOUS COVERAGE PROPOSED:

HOUSE:	4470 SQ.FT.
ACCESSORY STRUCTURE:	538 SQ.FT.
TOTAL:	5,008 SQ.FT.
DRIVEWAY:	4545 SQ.FT.
FLATWORK:	1076 SQ.FT.
POOL DECK:	856 SQ.FT.
SWIMMING POOL:	684 SQ.FT. (EXISTING)
TOTAL COVERAGE PROPOSED	7,161 SQ.FT.
TOTAL IMPERVIOUS COVERAGE TO REMAIN:	684 SQ.FT.
TOTAL IMPERVIOUS COVERAGE TO BE REPLACED:	6,920 SQ.FT.
TOTAL IMPERVIOUS COVERAGE TO BE ADDED:	4,565 SQ.FT.

TOTAL AREA WITHIN LIMITS OF GRADING: 0.52 AC

ESTIMATED GRADING QUANTITIES:

DESCRIPTION	EXCAVATE	FILL	NET
GARAGE & BASEMENT:*	781 CY.	0 CY.	781 CY. CUT
HOUSE MAIN LEVEL:*	116 CY.	0 CY.	116 CY. CUT
ACCESSORY STRUCTURE:*	17 CY.	0 CY.	17 CY. CUT
TOTAL:*	914 CY.	0 CY.	914 CY. CUT
DRIVEWAY:	577 CY.	0 CY.	577 CY. CUT
TOTAL:	90 CY.	325 CY.	235 CY. FILL
BALANCE OF SITE:	667 CY.	325 CY.	342 CY. CUT
AGGREGATE TOTAL PER SECTION 15.12.070:			982 CY.

* EXEMPT FROM SITE DEVELOPMENT ORDINANCE PER SECTION 15.12.070 (B.1)

CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL EARTH QUANTITIES TO HIS SATISFACTION. CUT AND FILL QUANTITIES SHOWN ARE APPROXIMATE AND FOR PERMITTING PURPOSES ONLY. NO FACTORS WERE USED IN CUT/FILL DETERMINATIONS.

DRAWING INDEX:

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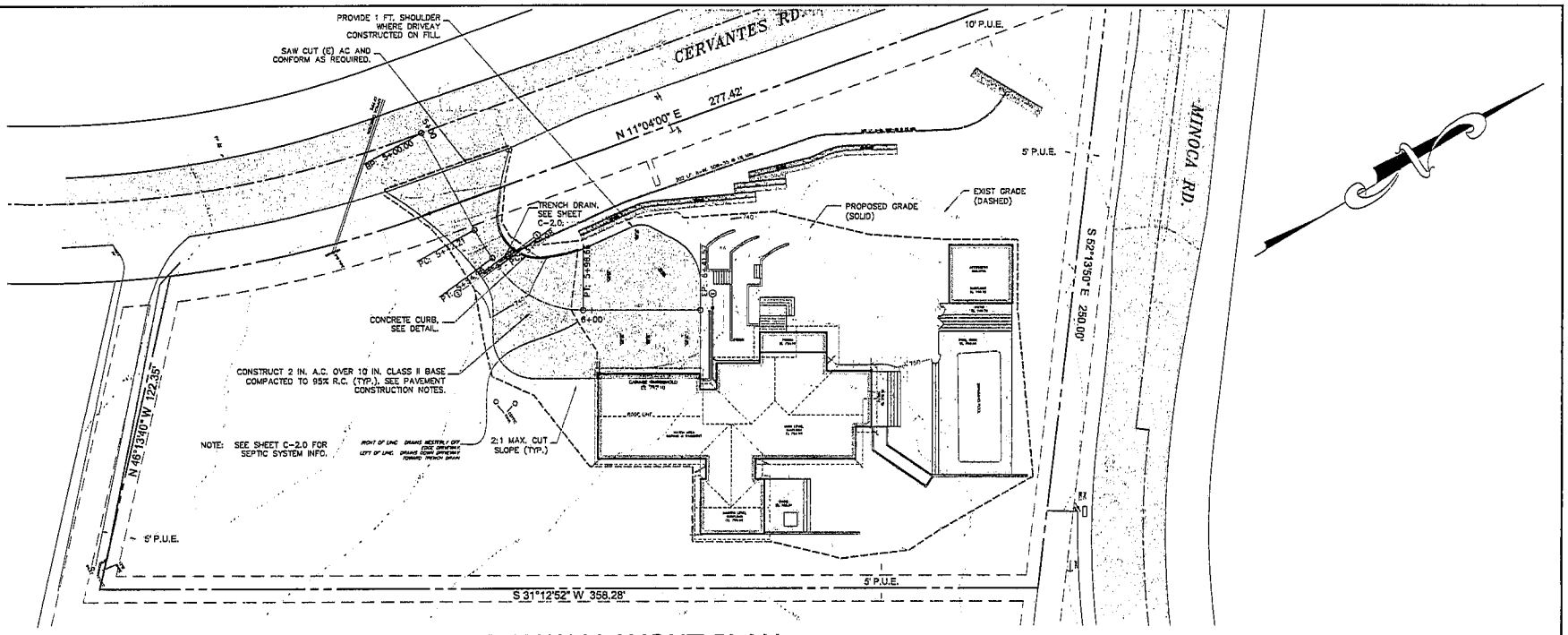
PLOT PLAN

CIVIL ENGINEERS & LAND SURVEYORS
1840 41st AVENUE # 102-264
CAPITOLA, CA 95010
TEL: 831-477-9213
www.cfaengineering.com

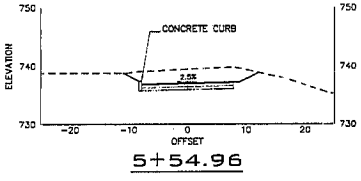
CERVANTES RESIDENCE
205 CERVANTES ROAD
PORTOLA VALLEY, CA
APN 077-224-016

SCALE	AS NOTED	FIELD:	SHEET
DATE	8/24/13	DRAWN: CS	C-1.0
DESIGN:	CS	CHECKED CS	
REF:	13020/DESIGN/CAD_FILES/TITLE	JOB NO.: 13020	



DRIVEWAY LAYOUT PLAN

SCALE: 1" = 20 FT.



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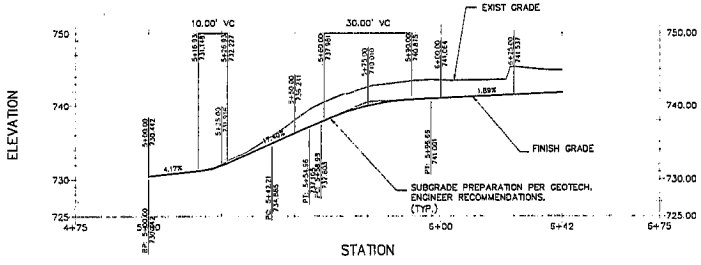
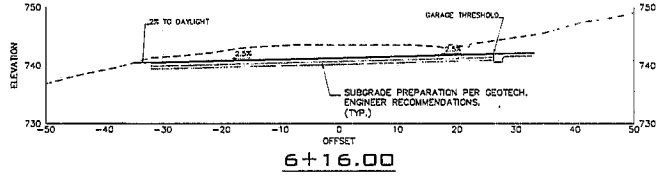


DRIVEWAY PROFILE



6+16.00

PAVEMENT CONSTRUCTION NOTES:

1. AGGREGATE BASE SHALL BE CLASS II IN ACCORDANCE WITH SECTIONS 26-1.02, 26-1.03, 26-1.04 & 26-1.05 OF THE STANDARD SPECIFICATIONS.
2. ASPHALT CONCRETE SHALL BE TYPE B AND SHALL CONFORM TO THE PROVISIONS IN SECTION 39, "ASPHALT CONCRETE" OF THE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS. ASPHALT CONCRETE SHALL BE PRODUCED FROM COMMERCIAL QUALITY ASPHALT AND AGGREGATES. THE SPREADING AND COMPACTING REQUIREMENTS OF THE STANDARD SPECIFICATIONS WILL NOT APPLY. THE ASPHALT CONCRETE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS.

(A) ASPHALT CONCRETE SHALL BE PRODUCED AT A CENTRAL MIXING PLANT.
(B) AGGREGATE SHALL CONFORM TO THE 1/2 MAXIMUM, MEDIUM GRADING SPECIFIED IN SECTION 39-2.02, "AGGREGATE" OF THE STANDARD SPECIFICATIONS.
(C) THE AMOUNT OF ASPHALT BINDER TO BE MIXED WITH THE AGGREGATE SHALL BE BETWEEN 4% AND 7% BY WEIGHT OF DRY AGGREGATE.
(D) SPREADING AND COMPACTING SHALL BE PERFORMED BY METHODS THAT WILL PRODUCE AN ASPHALT CONCRETE SURFACE OF UNIFORM SMOOTHNESS, TEXTURE AND DENSITY.

PRELIMINARY

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DRIVEWAY PLAN & PROFILE

CIVIL ENGINEERS & LAND SURVEYORS
1840 41st. AVENUE # 102-264
CAPITOLA, CA. 95010
TEL. 831-477-9211
www.cfcengineering.com
CFC ENGINEERING

CERVANTES RESIDENCE
201 CERVANTES ROAD
PORTOLA VALLEY, CA
APN 077-226-010

SCALE:	AS NOTED	FIELD:	
DATE:	7/16/13	DRAWN:	CS
DESIGN:	CS	CHECKED:	CS
REF:	13020/DESIGN/CAD_FILES/DW_PLAN_PROFILE	JOB NO.	13020

SHEET C-1.1

DRAINAGE PIPE SCHEDULE:

NO.	TYPE	DIAMETER	SLOPE	LINEAL FT. (APPROX.)
1	NOT USED			
2				
3				
4				
5				
6				
7				
8				
9				
10				

NOTE: LINEAL FOOTAGE APPROXIMATIONS OF PIPE SHOWN DO NOT ACCOUNT FOR PIPE FITTINGS, RISERS, CLEANOUTS AND ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF PIPE LENGTHS REQUIRED FOR CONSTRUCTION.

GRADING NOTES:

1. ALL EARTHWORK AND GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT SOILS REPORT, PREPARED BY MURRAY ENGINEERS, INC., AND DATED APRIL 22, 2013 (PROJECT NO. 1663-1R1 (DRAFT)).
2. THE GEOTECHNICAL ENGINEER (MURRAY ENGINEERS, INC.) SHALL BE PRESENT DURING ALL EARTHWORK AND GRADING OPERATIONS. NOTIFY MURRAY ENGINEERS, INC. (650-559-9980) AT LEAST (5) WORKING DAYS PRIOR TO COMMENCEMENT OF SITE CLEARING, SITE GRADING, OR ANY OTHER EARTHWORK OPERATIONS.
3. EARTHWORK SPECIFICATIONS FOR THIS GRADING PROJECT ARE CONTAINED IN THE PROJECT SOILS REPORT (SEE NOTE 1, ABOVE).
4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENCED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
5. WHERE GRADED SLOPES AND OTHER AREAS MEET EXISTING GRADE, THAT INTERFACE LOCATION SHALL BE FINISHED TO PROVIDE A SMOOTH TRANSITION BETWEEN THE EXISTING AREA AND THE NEWLY GRADED AREA. IN NO CIRCUMSTANCE SHALL THE FINAL GRADES ALLOW FOR THE CONCENTRATION OF RUNOFF.

UTILITY CONSTRUCTION NOTES:

1. CONTRACTOR SHALL ASSIST OWNER IN COORDINATING INSTALLATION AND/OR RE-LOCATION OF ALL UTILITIES WITH PROPER UTILITY AGENCIES.
2. TRENCHING FOR UTILITY INSTALLATION SHALL CONFORM TO RESPECTIVE AGENCY STANDARDS.
3. CONTRACTOR SHALL DETERMINE SUITABLE ROUTE FOR UTILITY SERVICE CONNECTIONS TO HOUSE AND ACCESSORY USES.
4. FIRE WATER SYSTEM AND SUPPLY LINES SHALL CONFORM TO BCFPD STANDARDS.
5. ALL OTHER UTILITY AND DRAINAGE PIPE TRENCHING SHALL CONFORM TO PROJECT SOILS REPORT, UNLESS OTHERWISE NOTED.
6. UTILITY AND DRAINAGE PIPE TRENCHES THAT ARE PARALLEL TO THE SIDES OF BUILDINGS SHOULD BE PLACED SO THAT THEY DO NOT EXTEND BELOW A LINE SLOPING DOWN AND AWAY AT AN INCLINATION OF 2:1 (H:V) FROM THE BOTTOM OUTSIDE EDGE OF ALL FOOTINGS.

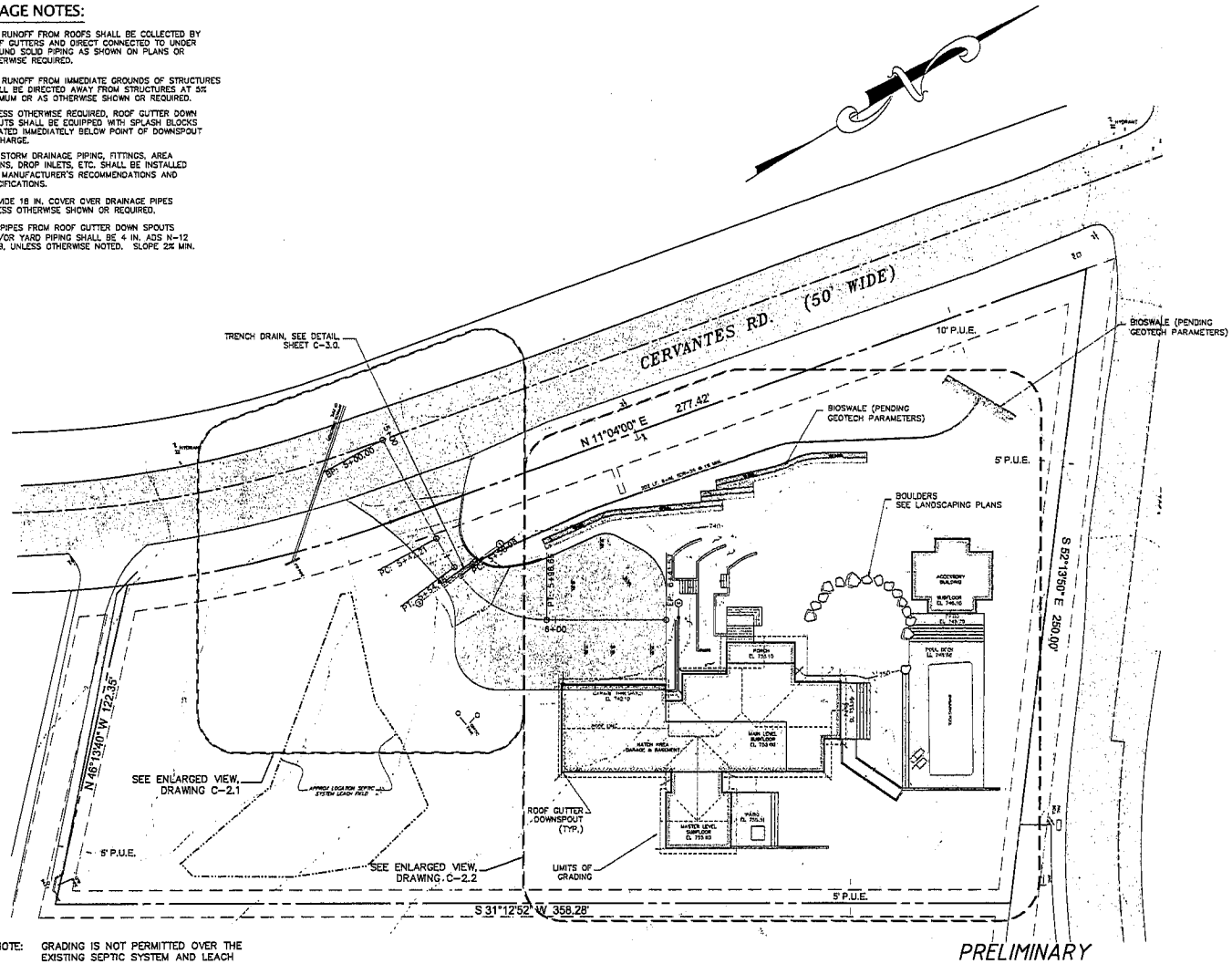
AREA DRAIN SCHEDULE:

NO.	TYPE	GRATE EL	INV. IN	INV. OUT	FUNCTION
1	POLYDRAIN 610	737.56	N/A	734.86	SEE NOTE 1
2	POLYDRAIN	SEE PLAN	N/A	N/A	SEE NOTE 2
3	NDS 1200NGB	743.30	741.80	N/A	BUBBLE UP
4					
5					
6					
7					
8					
9					
10					

NOTE:
1. CATCH BASIN TO COLLECT FLOW FROM TRENCH DRAIN AND TO BE EQUIPPED WITH APPROVED SERIES 600 TRASH BUCKET.
2. TRENCH DRAIN TO BE POLYDRAIN, AS MANUFACTURED BY ABT, INC. INVERT TO SLOPE 2% MIN. TO OUTLET. SELECT APPROPRIATE GRATE FOR TRAFFIC LOADING AND AESTHETICS.

DRAINAGE NOTES:

1. ALL RUNOFF FROM ROOFS SHALL BE COLLECTED BY ROOF GUTTERS AND DIRECT CONNECTED TO UNDER GROUND SOLID PIPING AS SHOWN ON PLANS OR OTHERWISE REQUIRED.
2. ALL RUNOFF FROM IMMEDIATE GROUNDS OF STRUCTURES SHALL BE DIRECTED AWAY FROM STRUCTURES AT 5% MINIMUM OR AS OTHERWISE SHOWN OR REQUIRED.
3. UNLESS OTHERWISE REQUIRED, ROOF GUTTER DOWN SPOUTS SHALL BE EQUIPPED WITH SPLASH BLOCKS LOCATED IMMEDIATELY BELOW POINT OF DOWNSPOUT DISCHARGE.
4. ALL STORM DRAINAGE PIPING, FITTINGS, AREA DRAINS, DROP INLETS, ETC. SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
5. PROVIDE 18 IN. COVER OVER DRAINAGE PIPES UNLESS OTHERWISE SHOWN OR REQUIRED.
6. ALL PIPES FROM ROOF GUTTER DOWN SPOUTS AND/OR YARD PIPING SHALL BE 4 IN. ADS N-12 ST IB, UNLESS OTHERWISE NOTED. SLOPE 2% MIN.



NOTE: GRADING IS NOT PERMITTED OVER THE EXISTING SEPTIC SYSTEM AND LEACH FIELD.

GRADING AND DRAINAGE KEY PLAN

SCALE: 1" = 20 FT.

PRELIMINARY

FOR PLANNING PURPOSES ONLY

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GRADING AND DRAINAGE KEY PLAN

CIVIL ENGINEERS & LAND SURVEYORS
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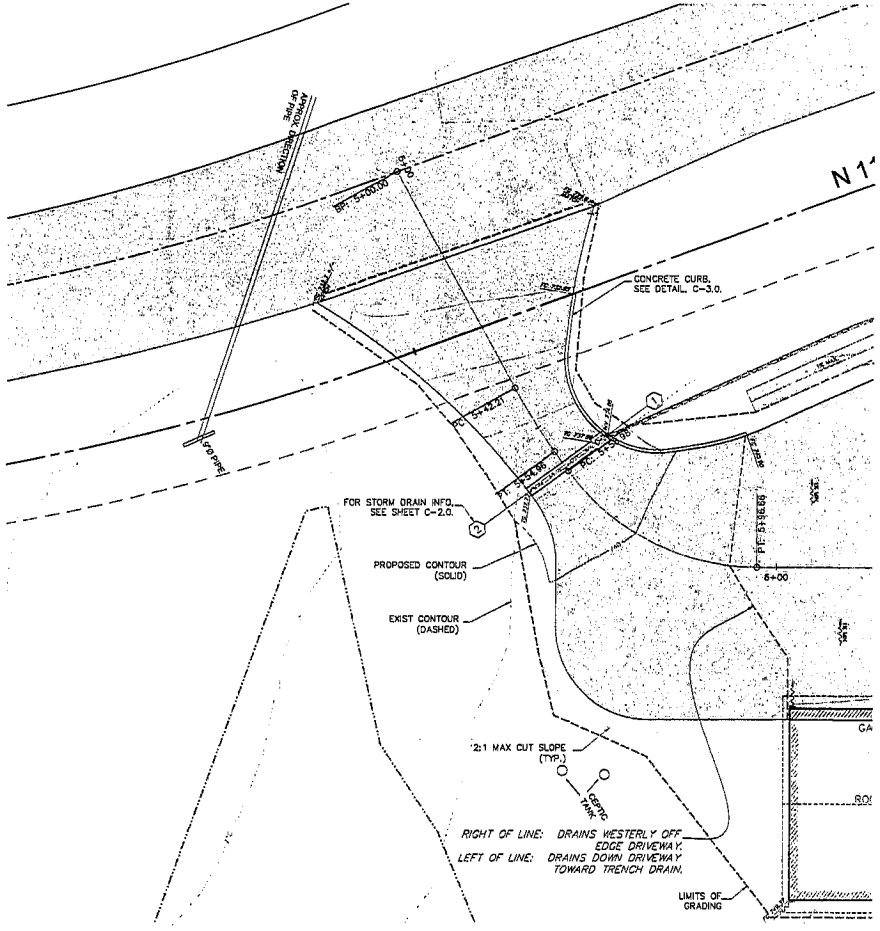
205 CERVANTES ROAD
PORTOLA VALLEY, CA
APN: 077-220-050

SCALE:	AS NOTED	FIELD:	
DATE:	7/16/13	DRAWN:	CS
DESIGN:	CS	CHECKED:	CS
REF:	13020/DESIGN/CAD_FILES/DW_PLAN_PROFILE	JOB NO:	13020

SHEET C-2.0



ENLARGED VIEW – LOWER DRIVEWAY

SCALE: 1" = 10 FT.

PRELIMINARY

FOR PLANNING PURPOSES ONLY

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CRADING AND DRAINAGE KEY PLAN

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1840 41st. AVENUE #102-254
CAPITOLA, CA 95010
TEL. 831-477-9215
www.cfsengineering.com
CFS ENGINEERING

CERVANTES RESIDENCE
205 CERVANTES ROAD
PORTOLA VALLEY, CA
APN: 077-236-050

SCALE:	AS NOTED	FIELD:	SHEET C-2.1
DATE:	7/16/13	DRAWN: CS	
DESIGN:	CS	CHECKED: CS	
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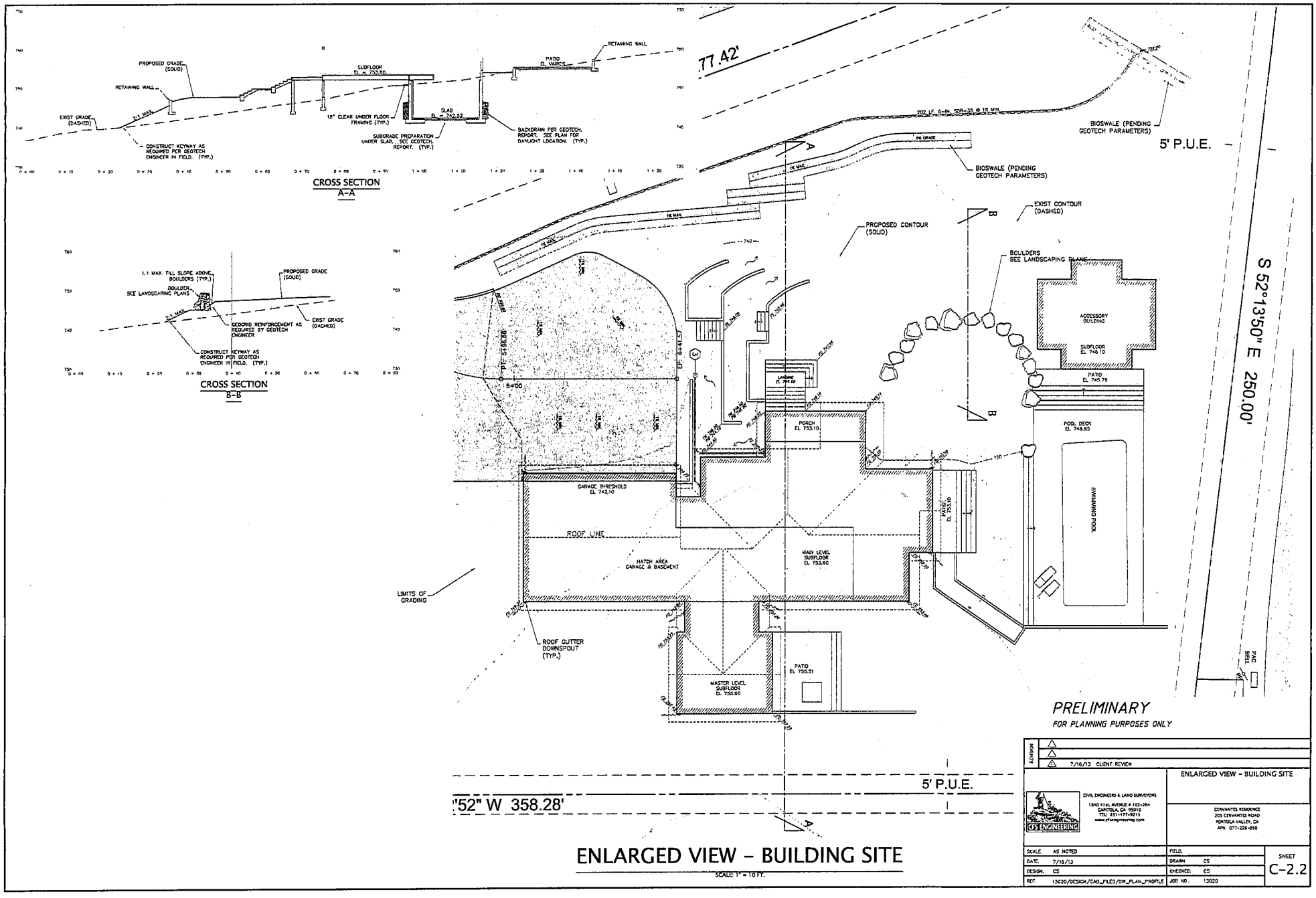

PRELIMINARY

FOR PLANNING PURPOSES ONLY

REVISION	
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ENLARGED VIEW - BUILDING SITE

CES ENGINEERING
CIVIL ENGINEERS & LAND SURVEYORS
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www.cfoung-revering.com

CERVANTES RESIDENCE
205 CERVANTES ROAD
PORTOLA VALLEY, CA
APN. 077-226-050

SCALE	AS NOTED	FIELD	
DATE	7/16/13	DRAWN	CS
DESIGN	CS	CHECKED	CS
REF.	13020/DESIGN/CAD_FILES/DW_PLAN_PROFILE	JOB NO.	13020

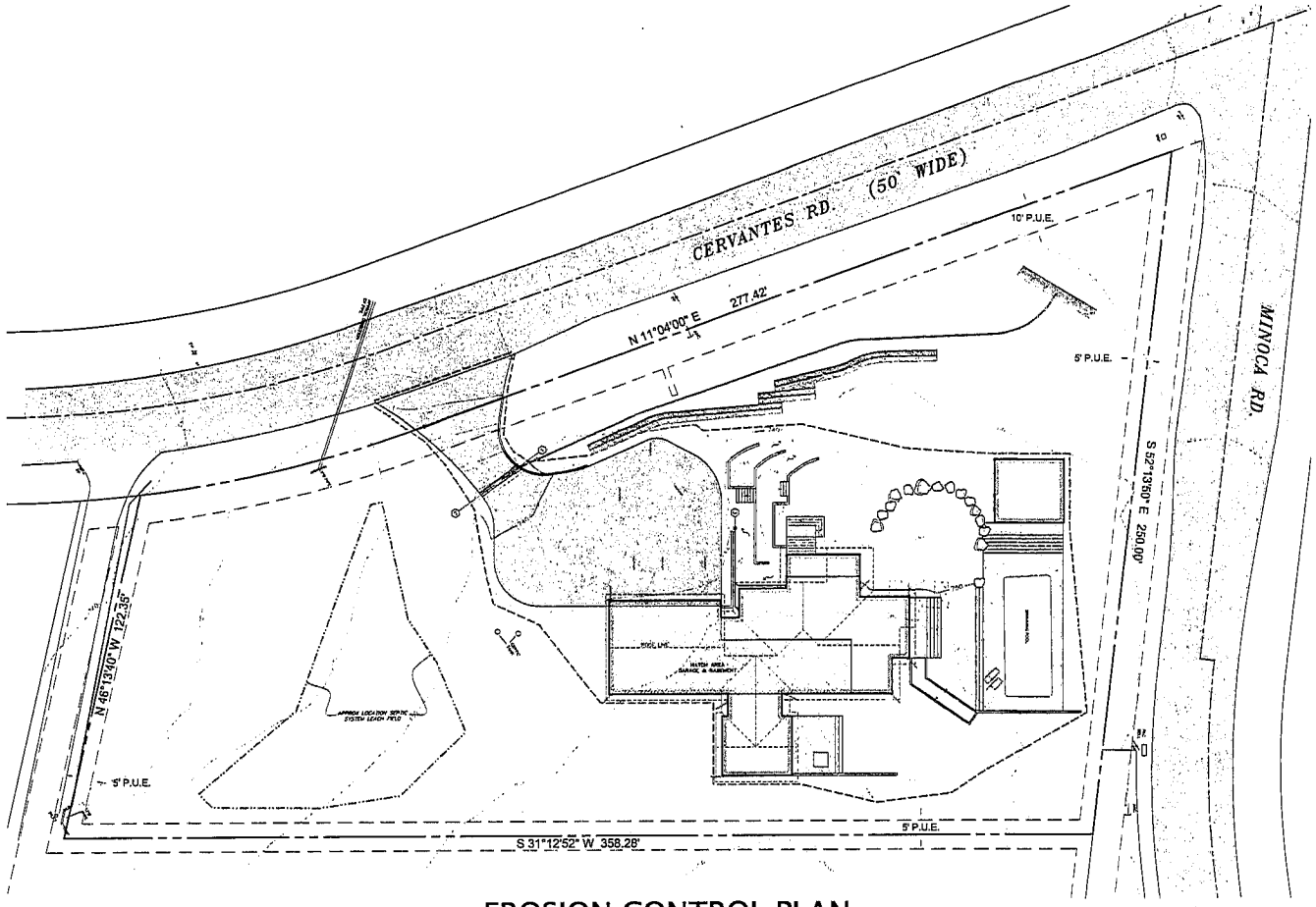
SHEET C-2.2

EROSION CONTROL NOTES:

1. NO WINTER GRADING (OCT. 15TH THRU APR. 15TH) SHALL BE PERFORMED WITHOUT PRIOR APPROVAL FROM THE TOWN OF PORTOLA VALLEY BUILDING & PLANNING DEPARTMENT.
2. BETWEEN OCTOBER 15 AND APRIL 15, AND OTHER TIMES WHEN CONDITIONS WARRANT, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERMS, OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT TURBID RUNOFF TO ADJOINING PROPERTIES.
3. GRADING HEREIN COMPRISES OF SIGNIFICANT EARTH MOVEMENT ON HIGHLY ERODABLE SLOPES UPHILL FROM RIPARIAN ZONE WHERE YEAR ROUND FLOW IS TO BE EXPECTED.
4. TYPICAL TOP SOILS AS DEFINED BY GEOTECHNICAL ENGINEER (MURRAY ENGINEERS, INC.) ARE CLAYEY. DUE TO LOCATION OF SITE GRADING SOILS ARE SUBJECT TO SUBSTANTIAL EROSION WITHOUT PROPER PREVENTATIVE MEASURES BEING TAKEN.
5. ALL AREAS EXPOSED DURING CONSTRUCTION, IF NOT PERMANENTLY LANDSCAPED PER PLANS, SHALL BE PROTECTED FROM EROSION BY MULCHING AND/OR PLANTING OF THE FOLLOWING EROSION CONTROL MIX AT THE RATE OF 200 LBS. PER ACRE:

   CEREAL BARLEY *(HORDEUM VULGARE)*

   FILL AND EXCAVATED AREAS SHALL BE SEEDED AND STRAW MULCHED AS NECESSARY TO PREVENT EROSION.
6. TIMING OF PLANTING: SEEDING SHALL TAKE PLACE BETWEEN SEPTEMBER 15 AND NOVEMBER 1. SEEDING AT THIS TIME WILL ALLOW SEEDLINGS TO GROW BEFORE ONCOMING WINTER LOW TEMPERATURES AND LOW SUNLIGHT. SEEDING SHALL BE PERFORMED REPEATEDLY UNTIL SUFFICIENT COVER HAS BEEN ESTABLISHED SO AS TO PREVENT TURBID RUNOFF.
7. FILL SLOPES AND DOWNHILL SLOPES IMMEDIATELY ADJACENT TO GRADING AND CONSTRUCTION OPERATIONS ARE TYPICALLY 3:1 GRADIENT AND STEEPER. FILL SLOPES AND SITE SLOPES DOWNHILL FROM CONSTRUCTION OPERATION SHALL BE PROTECTED FROM EROSION WITH NORTH AMERICAN GREEN EROSION CONTROL FABRIC NUMBER SC150, OR APPROVED EQUAL, WHEN SLOPE GRADIENT IS GREATER THAN OR EQUAL TO 3:1.
8. INSTALL STRAW ROLLS (WATTLES) ALONG SLOPE CONTOURS AT TOP OF BANK LOCATIONS AND TOE OF SLOPE LOCATIONS AS SHOWN ON PLAN HEREIN. STRAW ROLLS (WATTLES) SHALL BE 9 IN. DIAMETER MINIMUM AND SHALL BE AS MANUFACTURED BY EARTH SAVER, OR EQUAL.
9. MULCHING: STRAW MULCH IS TO BE APPLIED THROUGHOUT "LIMITS OF GRADING" AS SHOWN ON PLAN WHERE SLOPES ARE LESS THAN 3:1 GRADIENT. STRAW SHALL BE APPLIED AT A RATE THAT WILL PROVIDE GROUND COVERAGE OF APPROXIMATELY 2 IN. TO 3 IN. THICK LAYER. THIS REQUIRES ABOUT 1.5 – 2.5 TONS PER ACRE.
10. TEMPORARY SITE ACCESS FOR CONSTRUCTION PURPOSES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS EROSION CONTROL PLAN. SEE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT DETAIL, SHEET EC–2. VEHICLES LEAVING THE SITE SHALL BE WASHED OF EXCESS MUD AND DEBRIS AS REQUIRED IN ORDER TO KEEP ROADS CLEAN.
11. EROSION CONTROL MEASURES SHALL BE INSPECTED BY THE TOWN OF PORTOLA VALLEY BUILDING & PLANNING DEPARTMENT FOR SUFFICIENCY IN TERMS OF GROUND COVERAGE AND OVERALL EFFECTIVENESS. IF EROSION CONTROL MEASURES ARE DEEMED INADEQUATE, CONTRACTOR SHALL STOP ALL GRADING WORK UNTIL ADEQUATE EROSION CONTROL MEASURES ARE REINSTATED.
12. UNNECESSARY GRADING AND DISTURBING OF SOIL SHALL BE AVOIDED.
13. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED AREAS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPE PLANS AND/OR PER EROSION CONTROL MEASURES HEREIN.
14. DURING CONSTRUCTION, NO TURBID SITE WATER SHALL BE PERMITTED TO ENTER STORM DRAIN SYSTEMS OR NATURAL WATER COURSES.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT WINTER GRADING DURATION. SHOULD EROSION CONTROL MATERIALS AND MEASURES REQUIRE REPAIR AND/OR REPLACEMENT, REPAIRS AND/OR REPLACEMENTS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
16. NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED BEYOND THE DESIGNATED AREA SHOWN ON THIS PLAN.
17. NO SITE STRIPPING, CLEARING, GRADING, EXCAVATING OR MATERIAL TRANSPORT OF ANY KIND IS PERMITTED BEYOND THE "LIMITS OF GRADING" LINE SHOWN HEREON.
18. SITE ACCESS IS RESTRICTED TO THE USE OF THE EXISTING COMPACTED GRAVEL ROAD SHOWN HEREON. NO OTHER MEANS OF SITE ACCESS IS PERMITTED.
19. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AT SUITABLE LOCATION AND COVERED WITH PLASTIC AND/OR MULCH/SEED MIXTURE.
20. DUST CONTROL: WHEN CONDITIONS WARRANT, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES. WATER DOWN SITE PERIODICALLY AS NECESSARY TO ELIMINATE TRANSPORT OF DUST OFF SITE.
21. FOR SAN MATEO COUNTY WATER POLLUTION PRVENTION PROGRAM REQUIREMENTS, SEE SHEET EC–2. REQUIREMENTS ARE NOT LIMITED TO WINTER MONTHS. REQUIREMENTS ARE IN EFFECT THROUGHOUT LIFE OF PROJECT.



EROSION CONTROL PLAN

SCALE: 1" = 20 FT.

PRELIMINARY

FOR PLANNING PURPOSES ONLY

REVISION	
1	7/15/13 CLIENT REVIEW

EROSION CONTROL PLAN

CES ENGINEERING

CIVIL ENGINEERS & LAND SURVEYORS

1840 41st. AVENUE # 102-254

CAPITOLA, CA 95010

TEL: 831-477-9211

www.cesengineering.com

CERVANTES RESIDENCE

205 CERVANTES ROAD

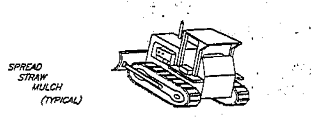
PORTOLA VALLEY, CA

APN: 077-226-050

SCALE:	AS NOTED	FIELD:	
DATE:	7/15/13	DRAWN:	CS
DESIGN:	CS	CHECKED:	CS
REF:	13020/DESIGN/CAD_FILES/EC_PLAN	JOB NO:	13020

SHEET EC-1

STRAW MULCHING & ANCHORING



"TRACKING" WITH MACHINERY ON SANDY SOIL PROVIDES ROUGHENING WITHOUT UNDUE COMPACTION.

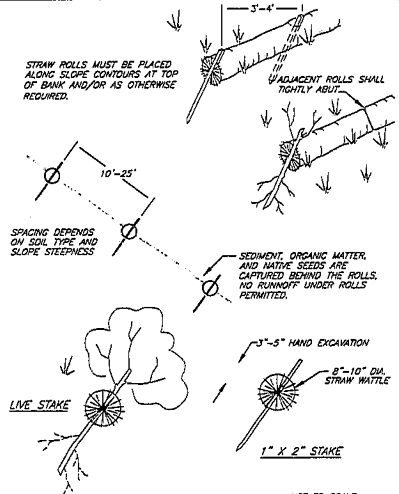
STRAW MULCHING & ANCHORING

NOTES:

1. ROUGHEN SLOPE WITH BULLDOZER OR OTHER HEAVY EQUIPMENT.
2. BROADCAST SEED AND FERTILIZER AS REQUIRED.
3. SPREAD STRAW MULCH 3" THICK. (APPROX. 2-1/2 TONS PER ACRE)
4. PUNCH STRAW MULCH INTO SLOPE BY RUNNING EARTH MOVING MACHINERY UP AND DOWN SLOPE.

STRAW MULCHING & ANCHORING

STRAW ROLLS



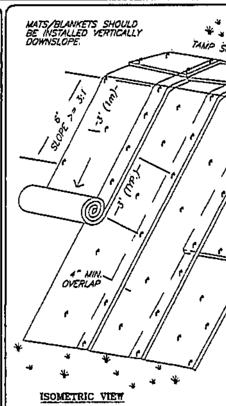
NOT TO SCALE

NOTE:

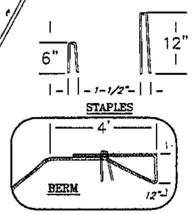
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

STRAW ROLLS

EROSION BLANKETS & TURF REINFORCEMENT MATS SLOPE INSTALLATION



TYPICAL SLOPE SOIL STABILIZATION



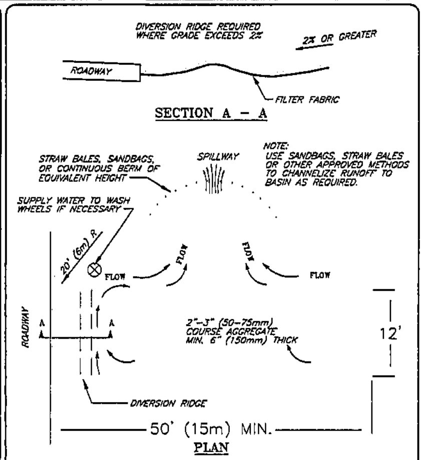
NOT TO SCALE

NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS AS REQUIRED.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKETS.

EROSION BLANKETS & TURF REINFORCEMENT MATS SLOPE INSTALLATION

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

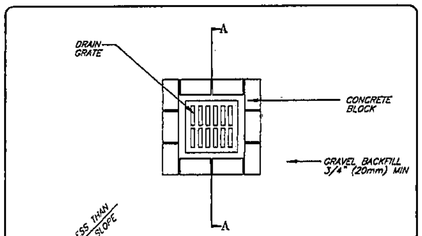


NOTES:

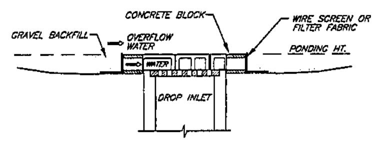
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

BLOCK AND GRAVEL DROP INLET SEDIMENT BARRIER



PLAN VIEW



SECTION A - A

NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

BLOCK AND GRAVEL DROP INLET SEDIMENT BARRIER

Construction Best Management Practices (BMPs)

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

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management

Equipment Management & Spill Control

Earthwork & Contaminated Soils

Paving/Asphalt Work

Concrete, Grout & Mortar Application

Dewatering

Painting & Paint Removal

Landscape Materials

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

PRELIMINARY
FOR PLANNING PURPOSES ONLY

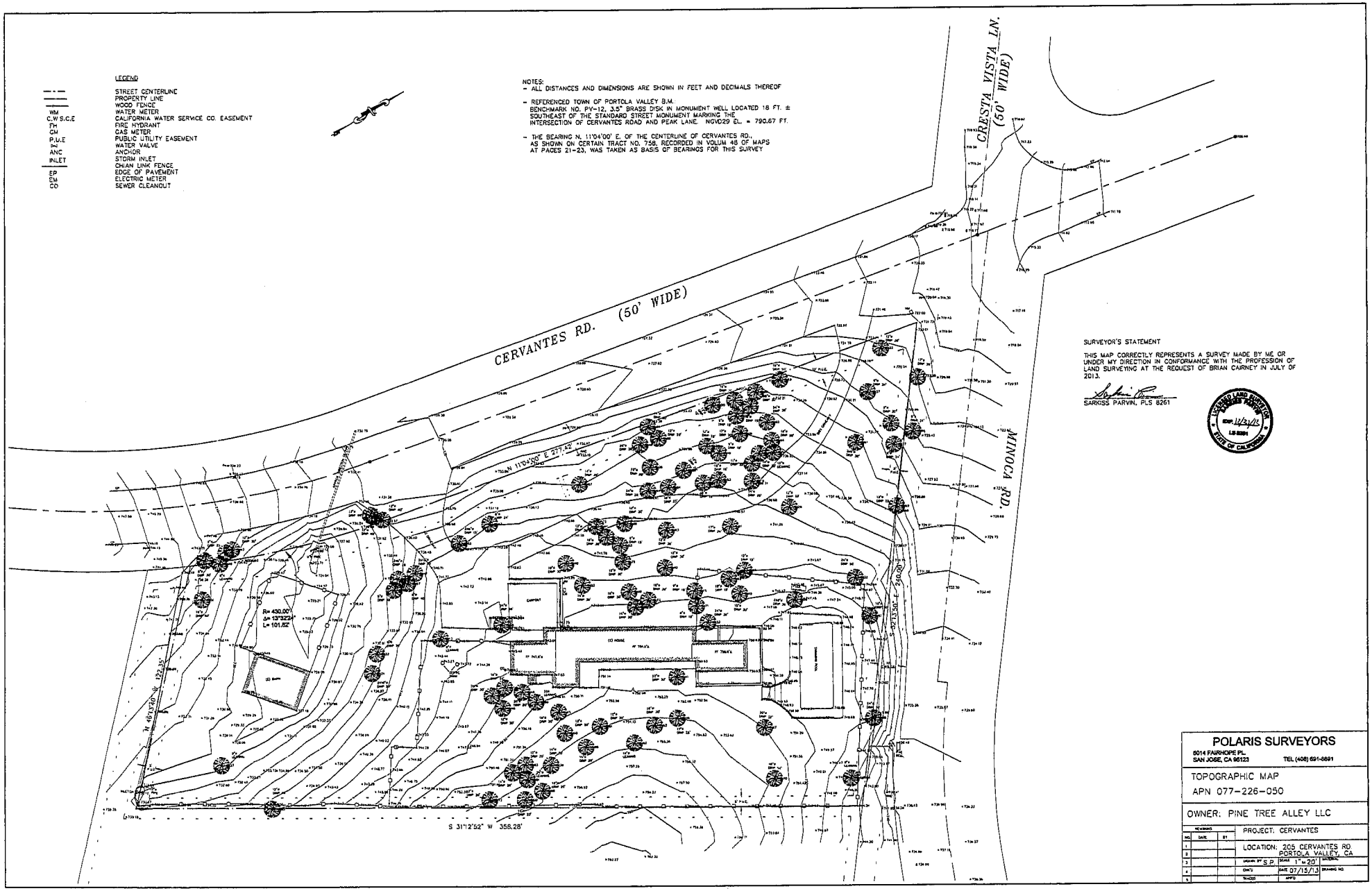
REVISION	
△	
△	
△	7/16/13 CLIENT REVIEW

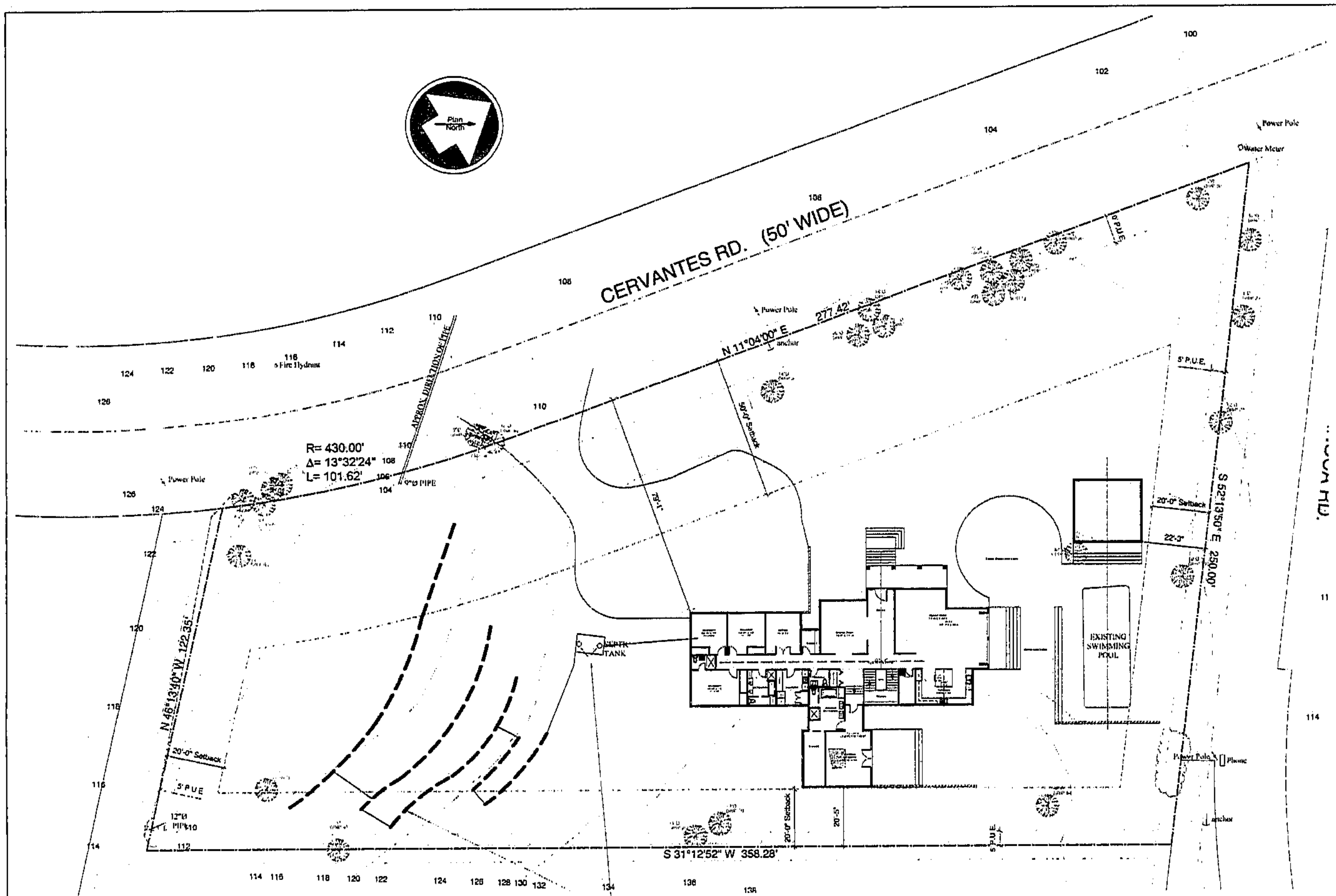
CFS ENGINEERING
CIVIL ENGINEERS & LAND SURVEYORS
1840 41st. AVENUE # 102-264
CAPITOLA, CA 95010
TEL. 831-477-9215
www.cfsengineering.com

EROSION CONTROL DETAILS

CERVANTES RESIDENCE
205 CERVANTES ROAD
PORTOLA VALLEY, CA
APN 077-226-050

SCALE:	AS NOTED	FIELD:		SHEET
DATE:	7/16/13	DRAWN:	CS	EC-2
DESIGN:	CS	CHECKED:	CS	
REF.	13020/DESIGN/CAD_FILES/EC_PLAN	JOB NO.	13020	

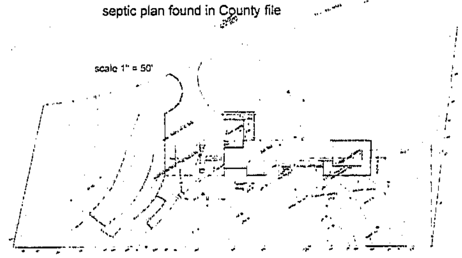

LEGEND
STREET CENTERLINE
PROPERTY LINE
WOOD FENCE
WM WATER METER
C.W.S.C.E CALIFORNIA WATER SERVICE CO. EASEMENT
FH FIRE HYDRANT
GM GAS METER
P.U.E PUBLIC UTILITY EASEMENT
WV WATER VALVE
ANC ANCHOR
INLET STORM INLET
CHAIN LINK FENCE
EP EDGE OF PAVEMENT
EM ELECTRIC METER
CO SEWER CLEANOUT
NOTES:
- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF
- REFERENCED TOWN OF PORTOLA VALLEY B.M.: BENCHMARK NO. PV-12, 3.5" BRASS DISK IN MONUMENT WELL LOCATED 18 FT. ± SOUTHEAST OF THE STANDARD STREET MONUMENT MARKING THE INTERSECTION OF CERVANTES ROAD AND PEAK LANE. NGVD29 EL. = 790.67 FT.
- THE BEARING N. 11°04'00" E. OF THE CENTERLINE OF CERVANTES RD., AS SHOWN ON CERTAIN TRACT NO. 759, RECORDED IN VOLUM 48 OF MAPS AT PAGES 21-23, WAS TAKEN AS BASIS OF BEARINGS FOR THIS SURVEY
CERVANTES RD. (50' WIDE)
CRESTA VISTA LN. (50' WIDE)
MINONA RD.
N 11°04'00" E 277.42'
R= 430.00'
Δ= 13°32'22"
L= 101.62'
N 48°13'40" W 122.35'
S 31°12'52" W 358.28'
S 21°35'00" E 240.00'
SURVEYOR'S STATEMENT
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSION OF LAND SURVEYING AT THE REQUEST OF BRIAN CAIRNEY IN JULY OF 2013.
SARKISS PARVIN, PLS 8261
LICENSED LAND SURVEYOR
EXP. 12/31/15
LS 8261
STATE OF CALIFORNIA
POLARIS SURVEYORS
5014 FAIRHOPE PL.
SAN JOSE, CA 95123
TEL (408) 691-8691
TOPOGRAPHIC MAP
APN 077-226-050
OWNER: PINE TREE ALLEY LLC
REVISIONS
NO. DATE BY
PROJECT: CERVANTES
LOCATION: 205 CERVANTES RD. PORTOLA VALLEY, CA
DRAWN BY S.P.
SCALE 1" = 20'
CHK'D
DATE 07/15/13
TRACED
APP'D
DRAWING NO.



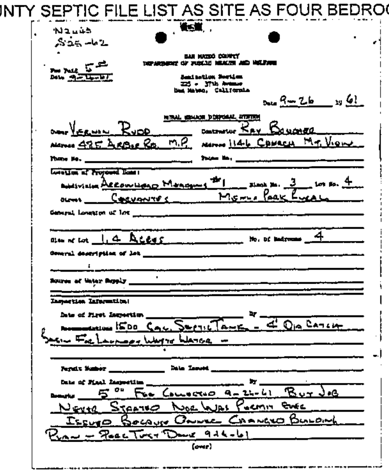
The septic system is not affected by the work proposed on the home. The septic system location shown here is based on a septic system plan found in the County's septic system file for this property. The tank should be pumped and inspected and the leach trenches water tested by a septic tank service company to demonstrate that the system is in good condition. Any defects found during this process should be repaired.

septic plan found in County file

scale 1" = 50'



COUNTY SEPTIC FILE LIST AS SITE AS FOUR BEDROOMS



PROJECT DISCUSSION

THE PROPERTY OWNER IS DOING SOME WORK TO THE EXISTING HOME. SINCE THIS WORK DOES NOT AFFECT THE LOCATION OF THE EXISTING SEPTIC SYSTEM AND DOES NOT ADD BEDROOMS THE EXISTING SYSTEM SHOULD BE FINE TO SERVE THE REMODELED HOME, AS LONG AS IT IS DEMONSTRATED THAT THE SYSTEM IS WORKING PROPERLY.

S.R. HARTSELL, R.E.H.S.
P.O. BOX 342
PACIFICA, CA 94044
srhartsell@gmail.com (650) 888-2419

SEPTIC SYSTEM

205 Cervantes Road
Portola Valley, CA 94028
APN 077-226-050

JULY 12, 2013

SCALE AS NOTED

BY SRH

PAGE

SEPTIC SYSTEM

RECEIVED

JUL 23 2013

SPANGLE ASSOC.

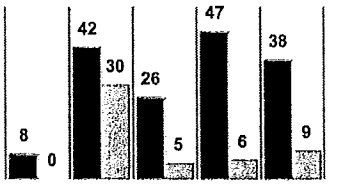
GreenPoint Rated Checklist: Single Family

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

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

Total Points Targeted: **161**

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



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

Single Family New Home 4.2 / 2008 Title 24

205 Cervantes - Main House

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
A. SITE			Possible Points				
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees						
TBD	a. Protect Topsoil and Reuse after Construction	0	1				1
Yes	b. Limit and Delineate Construction Footprint for Maximum Protection	1					1
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)						
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	Y				R	
Yes	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	2				2	
Yes	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	2				2	
	3. Use Recycled Content Aggregate (Minimum 25%)						
TBD	a. Walkway and Driveway Base	0				1	
TBD	b. Roadway Base	0				1	
Yes	**4. Cool Site: Reduce Heat Island Effect On Site**	1	1				
	5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]						
Yes	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	1			1		
TBD	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0			1		
	Total Points Available in Site = 12	7					
B. FOUNDATION			Possible Points				
TBD	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	0				2	
TBD	**2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)**	0				2	
TBD	**3. Use Radon Resistant Construction** [*This credit is a requirement associated with J4: EPA IAP]	0			2		
Yes	**4. Install a Foundation Drainage System** [*This credit is a requirement associated with J4: EPA IAP]	2				2	
Yes	**5. Moisture Controlled Crawlspace** [*This credit is a requirement associated with J4: EPA IAP]	2			2		
	6. Design and Build Structural Pest Controls						
Yes	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	1				1	
Yes	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	1				1	
	Total Points Available in Foundation = 12	6					
C. LANDSCAPE			Possible Points				
31%	*Enter in the % of landscape area. (Projects with less than 15% of the total site area (i.e. total lot size) as landscape area are capped at 6 points for the following measures: C1 through C7 and C9 through C11.*						
Yes	**1. Group Plants by Water Needs (Hydrozoning)**	2					2
Yes	**2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement**	2					2
	3. Construct Resource-Efficient Landscapes						

205 Cervantes - Main House		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
Yes	b. No Plant Species Will Require Shearing	1				1	
Yes	c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species	3					3
	4. Minimize Turf in Landscape Installed by Builder						
Yes	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	2					2
≤10%	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	4					4
TBD	**5. Plant Shade Trees**	0	1	1			1
	6. Install High-Efficiency Irrigation Systems						
Yes	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	2					2
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	3					3
TBD	**7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil**	0					3
	8. Rain Water Harvesting System						
TBD	a. Cistern(s) is Less Than 750 Gallons	0					1
TBD	b. Cistern(s) is 750 to 2,500 Gallons	0					1
TBD	c. Cistern(s) is Greater Than 2,500 Gallons	0					1
TBD	**9. Irrigation System Uses Recycled Wastewater**	0					1
TBD	**10. Submetering for Landscape Irrigation**	0					1
	11. Design Landscape to Meet Water Budget						
TBD	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	0					1
TBD	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	0					1
Yes	**12. Use Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing** A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content E) Finger-Jointed or F) Local	1				1	
Yes	**13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	1	1				
	Total Points Available in Landscape = 35	22					
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points				
	1. Apply Optimal Value Engineering						
TBD	a. Place Joists, Rafters and Studs at 24-Inch On Center	0				3	
Yes	b. Door and Window Headers are Sized for Load	1				1	
TBD	c. Use Only Cripple Studs Required for Load	0				1	
	2. Construction Material Efficiencies						
TBD	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2	
TBD	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	0				6	
	3. Use Engineered Lumber						
Yes	a. Engineered Beams and Headers	1				1	
Yes	b. Wood I-Joists or Web Trusses for Floors	1				1	
TBD	c. Engineered Lumber for Roof Rafters	0				1	
TBD	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
Yes	e. Oriented Strand Board for Subfloor	1				1	
Yes	f. Oriented Strand Board for Wall and Roof Sheathing	1				1	
TBD	**4. Insulated Headers**	0		1			
	5. Use FSC-Certified Wood						
≥90%	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	6				6	
≥90%	b. Panel Products (Minimum 40%)	3				3	
	6. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)						
TBD	a. Floors	0				2	
TBD	b. Walls	0				2	
TBD	c. Roofs	0				1	
TBD	**7. Energy Heels on Roof Trusses** (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0		1			
	8. Install Overhangs and Gutters						
Yes	a. Minimum 16-Inch Overhangs and Gutters	1				1	
TBD	b. Minimum 24-Inch Overhangs and Gutters	0		1			
	9. Reduce Pollution Entering the Home from the Garage [*This credit is a requirement associated with J4; EPA IAP]						
Yes	a. Install Garage Exhaust Fan OR Build a Detached Garage	1			1		
Yes	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	1			1		
	Total Points Available in Structural Frame and Building Envelope = 39	17					

205 Cervantes - Main House

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
E. EXTERIOR			Possible Points				
Yes	**1. Use Environmentally Preferable Decking**	2				2	
TBD	**2. Flashing Installation Techniques Specified and Third-Party Verified** [*This credit is a requirement associated with J4: EPA IAP]	0				1	
TBD	**3. Install a Rain Screen Wall System**	0				2	
TBD	**4. Use Durable and Non-Combustible Siding Materials**	0				1	
Yes	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	2				2	
	Total Points Available in Exterior = 8	**4**					
F. INSULATION			Possible Points				
	1. Install Insulation with 75% Recycled Content						
TBD	a. Walls	0				1	
TBD	b. Ceilings	0				1	
TBD	c. Floors	0				1	
	Total Points Available in Insulation = 3	**0**					
G. PLUMBING			Possible Points				
	1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)						
Yes	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]	2		1			1
TBD	b. Use Engineered Parallel Plumbing	0					1
TBD	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0					1
Yes	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	3		1			2
TBD	e. Use Central Core Plumbing	0		1		1	1
	2. Water Efficient Fixtures						
Yes	a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 80 psi. (Multiple showerheads shall not exceed maximum flow rates) (CALGreen code if applicable)	3					3
Yes	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	1					1
Yes	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	1					1
Yes	**3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)**	2					2
	Total Points Available in Plumbing = 12	**12**					
H. HEATING, VENTILATION & AIR CONDITIONING			Possible Points				
	1. Properly Design HVAC System and Perform Diagnostic Testing						
TBD	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	0		4			
TBD	b. Test Total Supply Air Flow Rates [*This credit is a requirement associated with J4: EPA IAP]	0		1			
TBD	c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)	0		1			
	2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]						
Yes	a. Furnaces	2			2		
Yes	b. Water Heaters	2			2		
TBD	**3. Install High Performing Zoned Hydronic Radiant Heating**	0		1	1		
Yes	**4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants**	1	1				
	5. Design and Install Effective Ductwork						
No	a. Install HVAC Unit and Ductwork within Conditioned Space	0		1			
Yes	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	1		1			
Yes	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	1		1			
Yes	**6. Install High Efficiency HVAC Filter (MERV 6+)** [*This credit is a requirement associated with J4: EPA IAP]	1			1		
Yes	**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]	1			1		
Yes	**8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)**	1			1		
	9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)						
TBD	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	0		1			
Yes	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	1		1			
TBD	c. Automatically Controlled Integrated System with Variable Speed Control	0		3			
	10. Advanced Mechanical Ventilation for IAQ						
Yes	a. *Required:* Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) [*This credit is a requirement associated with J4: EPA IAP]	Y			R		

205 Cervantes - Main House

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1		
Yes	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	2			2		
Yes	**11. Install Carbon Monoxide Alarm(s)** (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with J4: EPA IAP]	1			1		
	Total Points Available in Heating, Ventilation and Air Conditioning = 27	**14**					
I. RENEWABLE ENERGY				Possible Points			
Yes	**1. Pre-Plumb for Solar Water Heating**	1				1	
Yes	**2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof**	1				1	
0.0%	**3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind)** *Enter % total energy consumption offset, 1 point per 4% offset*	0		25			
	Total Available Points in Renewable Energy = 27	**2**					
J. BUILDING PERFORMANCE				Possible Points			
	1. Building Envelope Diagnostic Evaluations						
Yes	a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with J4: EPA IAP]	1		1			
Yes	b. House Passes Blower Door Test [*This credit is a requirement associated with J4: EPA IAP]	1		1			
Yes	c. Blower Door Results are Max 2.5 ACH_{50} for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH_{nn} for Balanced Systems (2 Total Points for J1b. and J1c.)	1		1			
TBD	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			
TBD	**3. Design and Build Near Zero Energy Homes** *(Enter number of points, minimum of 2 and maximum of 6 points)*	0		6			
TBD	**4. Obtain EPA Indoor airPlus Certification** *(Total 42 points, not including Title 24 performance; read comment)*	0			2		
TBD	**5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)**	0		1			
	6. Participation in Utility Program with Third Party Plan Review						
TBD	a. Energy Efficiency Program [*This credit is a requirement associated with J4: EPA IAP]	0		1			
TBD	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1			
	Total Available Points in Building Performance = 45+	**33**					
K. FINISHES				Possible Points			
Yes	**1. Design Entryways to Reduce Tracked-In Contaminants**	1			1		
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)						
Yes	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) [*This credit is a requirement associated with J4: EPA IAP]	1			1		
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs Regardless of Sheen)	0			2		
TBD	**3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113** (CALGreen code if applicable) **[*This credit is a requirement associated with J4: EPA IAP]**	0			2		
TBD	**4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168** (CALGreen code if applicable)	0			2		
TBD	**5. Use Recycled-Content Paint**	0				1	
	6. Use Environmentally Preferable Materials for Interior Finish A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local						
≥80%	a. Cabinets (50% Minimum)	3				3	
≥80%	b. Interior Trim (50% Minimum)	2				2	
≥50%	c. Shelving (50% Minimum)	1				2	
≥80%	d. Doors (50% Minimum)	2				2	
TBD	e. Countertops (50% Minimum)	0				2	
Yes	**7. Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates** (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	Y			0		
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates						
Yes	a. Doors (90% Minimum)	1			1		
Yes	b. Cabinets & Countertops (90% Minimum)	2			2		

205 Cervantes - Main House

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Yes	c. Interior Trim and Shelving (90% Minimum)	1			1		
Yes	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**	3			3		
	Total Available Points in Finishes = 27	17					
L. FLOORING			Possible Points				
≥75%	**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.*	4				4	
TBD	**2. Thermal Mass Floors (Minimum 50%)**	0		1			
TBD	**3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore** [*This credit is a requirement associated with J4: EPA IAP]	0			3		
Yes	**4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)**	Y					
	Total Available Points in Flooring = 8	4					
M. APPLIANCES AND LIGHTING			Possible Points				
Yes	**1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)**	2		1			1
	2. Install ENERGY STAR Clothes Washer						
Yes	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	3		1			2
Yes	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	2					2
	3. Install ENERGY STAR Refrigerator						
TBD	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	0		1			
TBD	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1			
	4. Install Built-In Recycling Center or Composting Center						
Yes	a. Built-In Recycling Center	1				1	
TBD	b. Built-In Composting Center	0				1	
	5. Install High-Efficacy Lighting and Design Lighting System						
Yes	a. Install High-Efficacy Lighting	1		1			
TBD	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0		1			
	Total Available Points in Appliances and Lighting = 13	9					
N. OTHER			Possible Points				
Yes	**1. *Required:* Incorporate GreenPoint Rated Checklist in Blueprints** [*This credit is a requirement associated with J4: EPA IAP]	Y				R	
Yes	**2. Pre-Construction Kick-Off Meeting with Rater and Subs**	1	1				
TBD	**3. Homebuilder's Management Staff are Certified Green Building Professionals**	0	1				
	4. Develop Homeowner Education						
Yes	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	2		1			1
Yes	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	1			1		
TBD	**5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program**	0		1			
	Total Available Points in Other = 6	4					
O. COMMUNITY DESIGN & PLANNING			Possible Points				
	1. Develop Infill Sites						
TBD	a. Project is an Urban Infill Development	0	1			1	
TBD	b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	0	2				
TBD	**2. Build on Designated Brownfield Site**	0	3				
	3. Cluster Homes & Keep Size in Check						
TBD	a. Cluster Homes for Land Preservation	0	1			1	
TBD	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0	2			2	
	c. Home Size Efficiency	0				9	
	i. Enter Average Unit Square Footage						
	ii. Enter Average Number of Bedrooms/Unit						
	4. Design for Walking & Bicycling						
	a. Site Has Pedestrian Access Within 1/2 Mile of Community Services: TIER 1: Enter Number of Services Within 1/2 Mile 1) Day Care 2) Community Center 3) Public Park 4) Drug Store 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold						

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		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	TIER 2: Enter Number of Services Within 1/2 Mile 1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware 5) Theater/Entertainment 6) Fitness/Gym 7) Post Office 8) Senior Care Facility 9) Medical/Dental 10) Hair Care 11) Commercial Office or Major Employer 12) Full Scale Supermarket						
	i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1				
	ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1				
TBD	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile	0	1				
TBD	c. Install Traffic Calming Strategies (Minimum of Two): - Designated Bicycle Lanes are Present on Roadways; - Ten-Foot Vehicle Travel Lanes; - Street Crossings Closest to Site are Located Less Than 300 Feet Apart; - Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands	0	2				
	5. Design for Safety & Social Gathering						
Yes	a. All Home Front Entrances Have Views from the Inside to Outside Callers	1	1				
TBD	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors	0	1				
Yes	c. Orient Porches (min. 100sf) to Streets and Public Spaces	1	1				
TBD	d. Development Includes a Social Gathering Space	0	1				
	6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)						
TBD	a. All Homes Have At Least One Zero-Step Entrance	0	1				
TBD	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	0	1				
Yes	c. Locate Half-Bath on the Ground Floor	0	1				
TBD	d. Provide Full-Function Independent Rental Unit	0	1				
	Total Achievable Points in Community Design & Planning = 35	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				
Yes	c. Route Downspout Through Permeable Landscape	1	1				
Yes	d. Use Non-Leaching Roofing Materials	1	1				
TBD	e. Include Smart Street/Driveway Design	0	1				
TBD	2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3				
	C. Landscape						
Yes	1. Meet Local Landscape Program Requirement	2					2
	D. Structural Frame & Building Envelope						
	1. Design, Build and Maintain Structural Pest and Rot Controls						
Yes	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	1				1	
Yes	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood	1				1	
Yes	2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements [*This credit is a requirement associated with J4: EPA IAP]	2			1	1	
	E. Exterior						
TBD	1. Vegetated Roof (Minimum 25%)	0	2	2			
	G. Plumbing						
TBD	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)	0					1
TBD	2. Greywater System Operational (Includes Washing Machine at Minimum)	0					2
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	0					1
TBD	4. Composting or Waterless Toilet	0					2
TBD	5. Install Drain Water Heat-Recovery System	0		1			
TBD	6. Install a Hot Water Desuperheater	0		2			
	H. Heating, Ventilation, and Air Conditioning						
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7) [*This credit is a requirement associated with J4: EPA IAP]	0			1		
TBD	2. Design HVAC System to Manual T for Register Design	0		1			
	K. Finishes						
TBD	1. Materials Meet SMaRT Criteria *(Select the number of points, up to 5 points)*	0				5	
	N. Other						
TBD	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				2	
	2. Educational Signage of Project's Green Features						
TBD	a. Promotion of Green Building Practices	0	1				
TBD	b. Installed Green Building Educational Signage	0	1				

205 Cervantes - Main House		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	3. Innovation: List innovative measures that meet green building objectives. Enter in the number of points in each category for a maximum of 4 points for the measure in the blue cells. Points achieved column will be automatically fill in based on the sum of the points in each category. Points and measures will be evaluated by Build It Green.						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
	Total Achievable Points in Innovation = 33+	8					
Q. CALIFORNIA CALGreen CODE			Possible Points				
No	Home meets all applicable CAL Green measures listed in above Sections A - P of the GreenPoint Rated checklist.	N	R				
	The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions. *The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.*						
Yes	1. CALGreen 4.106.2 Storm water management during construction.	Y					
Yes	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	Y					
TBD	3. CALGreen 4.303.1 As an alternative to perscriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	N					
Yes	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	Y					
Yes	5. CALGreen4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	Y					
Yes	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	Y					
Yes	7. CALGreen 4.505.3 19% moisture content of building framing materials	Y					
Yes	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	Y					
	Total Achievable Points in California Green Code = 0	0					
Summary							
	Total Available Points in Specific Categories		35	96+	44	110	56
	Minimum Points Required in Specific Categories	50	0	30	5	6	9
	Total Points Achieved	**161**	**8**	**42**	**26**	**47**	**38**

Project has not yet met the following recommended minimum requirements:

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

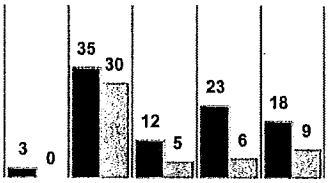
GreenPoint Rated Checklist: Single Family

GreenPoint RATED
A PROGRAM OF BUILD IT GREEN

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

Total Points Targeted: **91**

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



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

Single Family New Home 4.2 / 2008 Title 24

205 Cervantes - Pool House

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
A. SITE			Possible Points				
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees						
TBD	a. Protect Topsoil and Reuse after Construction	0	1				1
Yes	b. Limit and Delineate Construction Footprint for Maximum Protection	1					1
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)						
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	Y				R	
Yes	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	2				2	
Yes	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	2				2	
	3. Use Recycled Content Aggregate (Minimum 25%)						
TBD	a. Walkway and Driveway Base	0				1	
TBD	b. Roadway Base	0				1	
TBD	**4. Cool Site: Reduce Heat Island Effect On Site**	0	1				
	5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]						
Yes	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	1			1		
TBD	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0			1		
	Total Points Available in Site = 12	6					
B. FOUNDATION			Possible Points				
TBD	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	0				2	
TBD	**2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)**	0				2	
TBD	**3. Use Radon Resistant Construction** [*This credit is a requirement associated with J4: EPA IAP]	0			2		
Yes	**4. Install a Foundation Drainage System** [*This credit is a requirement associated with J4: EPA IAP]	2				2	
Yes	**5. Moisture Controlled Crawlspace** [*This credit is a requirement associated with J4: EPA IAP]	2			2		
	6. Design and Build Structural Pest Controls						
Yes	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	1				1	
TBD	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0				1	
	Total Points Available in Foundation = 12	5					
C. LANDSCAPE			Possible Points				
31%	*Enter in the % of landscape area. (Projects with less than 15% of the total site area (i.e. total lot size) as landscape area are capped at 6 points for the following measures: C1 through C7 and C9 through C11.*						
TBD	**1. Group Plants by Water Needs (Hydrozoning)**	0					2
TBD	**2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement**	0					2
	3. Construct Resource-Efficient Landscapes						

205 Cervantes - Pool House

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
TBD	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						
TBD	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	0					2
TBD	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	0					4
TBD	**5. Plant Shade Trees**	0	1	1			1
	6. Install High-Efficiency Irrigation Systems						
Yes	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	2					2
TBD	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	0					3
TBD	**7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil**	0					3
	8. Rain Water Harvesting System						
TBD	a. Cistern(s) is Less Than 750 Gallons	0					1
TBD	b. Cistern(s) is 750 to 2,500 Gallons	0					1
TBD	c. Cistern(s) is Greater Than 2,500 Gallons	0					1
TBD	**9. Irrigation System Uses Recycled Wastewater**	0					1
TBD	**10. Submetering for Landscape Irrigation**	0					1
	11. Design Landscape to Meet Water Budget						
TBD	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	0					1
TBD	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	0					1
TBD	**12. Use Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing** A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content E) Finger-Jointed or F) Local	0				1	
Yes	**13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	1	1				
	Total Points Available in Landscape = 35	7					
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points				
	1. Apply Optimal Value Engineering						
TBD	a. Place Joists, Rafters and Studs at 24-Inch On Center	0				3	
TBD	b. Door and Window Headers are Sized for Load	0				1	
TBD	c. Use Only Cripple Studs Required for Load	0				1	
	2. Construction Material Efficiencies						
TBD	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2	
TBD	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	0				6	
	3. Use Engineered Lumber						
Yes	a. Engineered Beams and Headers	1				1	
Yes	b. Wood I-Joists or Web Trusses for Floors	1				1	
TBD	c. Engineered Lumber for Roof Rafters	0				1	
TBD	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
TBD	e. Oriented Strand Board for Subfloor	0				1	
TBD	f. Oriented Strand Board for Wall and Roof Sheathing	0				1	
TBD	**4. Insulated Headers**	0		1			
	5. Use FSC-Certified Wood						
≥90%	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	6				6	
≥90%	b. Panel Products (Minimum 40%)	3				3	
	6. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)						
TBD	a. Floors	0				2	
TBD	b. Walls	0				2	
TBD	c. Roofs	0				1	
TBD	**7. Energy Heels on Roof Trusses** (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0		1			
	8. Install Overhangs and Gutters						
TBD	a. Minimum 16-Inch Overhangs and Gutters	0				1	
TBD	b. Minimum 24-Inch Overhangs and Gutters	0		1			
	9. Reduce Pollution Entering the Home from the Garage [*This credit is a requirement associated with J4: EPA IAP]						
TBD	a. Install Garage Exhaust Fan OR Build a Detached Garage	0			1		
TBD	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	0			1		
	Total Points Available in Structural Frame and Building Envelope = 39	11					

205 Cervantes - Pool House

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
E. EXTERIOR			Possible Points				
TBD	**1. Use Environmentally Preferable Decking**	0				2	
TBD	**2. Flashing Installation Techniques Specified and Third-Party Verified** [*This credit is a requirement associated with J4: EPA IAP]	0				1	
TBD	**3. Install a Rain Screen Wall System**	0				2	
TBD	**4. Use Durable and Non-Combustible Siding Materials**	0				1	
Yes	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	2				2	
	Total Points Available in Exterior = 8	**2**					
F. INSULATION			Possible Points				
	1. Install Insulation with 75% Recycled Content						
TBD	a. Walls	0				1	
TBD	b. Ceilings	0				1	
TBD	c. Floors	0				1	
	Total Points Available in Insulation = 3	**0**					
G. PLUMBING			Possible Points				
	1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)						
Yes	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]	2		1			1
TBD	b. Use Engineered Parallel Plumbing	0					1
TBD	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0					1
TBD	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	0		1			2
TBD	e. Use Central Core Plumbing	0		1		1	1
	2. Water Efficient Fixtures						
Yes	a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 80 psi. (Multiple showerheads shall not exceed maximum flow rates) (CALGreen code if applicable)	3					3
Yes	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	1					1
Yes	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	1					1
Yes	**3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf))** (CALGreen code if applicable)	2					2
	Total Points Available in Plumbing = 12	**9**					
H. HEATING, VENTILATION & AIR CONDITIONING			Possible Points				
	1. Properly Design HVAC System and Perform Diagnostic Testing						
TBD	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	0		4			
TBD	b. Test Total Supply Air Flow Rates [*This credit is a requirement associated with J4: EPA IAP]	0		1			
TBD	c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)	0		1			
	2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]						
Yes	a. Furnaces	2			2		
Yes	b. Water Heaters	2			2		
TBD	**3. Install High Performing Zoned Hydronic Radiant Heating**	0		1	1		
TBD	**4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants**	0	1				
	5. Design and Install Effective Ductwork						
No	a. Install HVAC Unit and Ductwork within Conditioned Space	0		1			
Yes	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	1		1			
TBD	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	0		1			
TBD	**6. Install High Efficiency HVAC Filter (MERV 6+)** [*This credit is a requirement associated with J4: EPA IAP]	0			1		
TBD	**7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards** [*This credit is a requirement associated with J4: EPA IAP]	0			1		
TBD	**8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat** (CALGreen code if applicable)	0			1		
	9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)						
TBD	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	0		1			
TBD	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	0		1			
TBD	c. Automatically Controlled Integrated System with Variable Speed Control	0		3			
	10. Advanced Mechanical Ventilation for IAQ						
TBD	a. *Required:* Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) [*This credit is a requirement associated with J4: EPA IAP]	N			R		

205 Cervantes - Pool House

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1		
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2		
Yes	**11. Install Carbon Monoxide Alarm(s)** (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with J4: EPA IAP]	1			1		
	Total Points Available in Heating, Ventilation and Air Conditioning = 27	**6**					
I. RENEWABLE ENERGY			Possible Points				
TBD	**1. Pre-Plumb for Solar Water Heating**	0				1	
TBD	**2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof**	0				1	
0.0%	**3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind)** *Enter % total energy consumption offset, 1 point per 4% offset*	0		25			
	Total Available Points in Renewable Energy = 27	**0**					
J. BUILDING PERFORMANCE			Possible Points				
	1. Building Envelope Diagnostic Evaluations						
TBD	a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with J4: EPA IAP]	0		1			
TBD	b. House Passes Blower Door Test [*This credit is a requirement associated with J4: EPA IAP]	0		1			
TBD	c. Blower Door Results are Max 2.5 ACH_{50} for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH_{50} for Balanced Systems (2 Total Points for J1b. and J1c.)	0		1			
TBD	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			
TBD	**3. Design and Build Near Zero Energy Homes** *(Enter number of points, minimum of 2 and maximum of 6 points)*	0		6			
TBD	**4. Obtain EPA Indoor airPlus Certification** *(Total 42 points, not including Title 24 performance; read comment)*	0			2		
TBD	**5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)**	0		1			
	6. Participation in Utility Program with Third Party Plan Review						
TBD	a. Energy Efficiency Program [*This credit is a requirement associated with J4: EPA IAP]	0		1			
TBD	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1			
	Total Available Points in Building Performance = 45+	**30**					
K. FINISHES			Possible Points				
TBD	**1. Design Entryways to Reduce Tracked-In Contaminants**	0			1		
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)						
Yes	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) [*This credit is a requirement associated with J4: EPA IAP]	1			1		
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs Regardless of Sheen)	0			2		
TBD	**3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113** (CALGreen code if applicable) **[*This credit is a requirement associated with J4: EPA IAP]**	0			2		
TBD	**4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168** (CALGreen code if applicable)	0			2		
TBD	**5. Use Recycled-Content Paint**	0				1	
	6. Use Environmentally Preferable Materials for Interior Finish A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local						
≥50%	a. Cabinets (50% Minimum)	2				3	
≥50%	b. Interior Trim (50% Minimum)	1				2	
TBD	c. Shelving (50% Minimum)	0				2	
TBD	d. Doors (50% Minimum)	0				2	
TBD	e. Countertops (50% Minimum)	0				2	
TBD	**7. Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates** (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	N			0		
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates						
Yes	a. Doors (90% Minimum)	1			1		
Yes	b. Cabinets & Countertops (90% Minimum)	2			2		

205 Cervantes - Pool House

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	c. Interior Trim and Shelving (90% Minimum)	0			1		
TBD	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**	0			3		
	Total Available Points in Finishes = 27	7					
L. FLOORING			Possible Points				
TBD	**1. Use Environmentally Preferable Flooring (Minimum 15% Floor Area)** A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, F) Local. *Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs.*	0				4	
TBD	**2. Thermal Mass Floors (Minimum 50%)**	0		1			
TBD	**3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore** [*This credit is a requirement associated with J4: EPA IAP]	0			3		
TBD	**4. All carpet and 50% of Resilient Flooring is low emitting.** (CALGreen code if applicable)	N					
	Total Available Points in Flooring = 8	0					
M. APPLIANCES AND LIGHTING			Possible Points				
Yes	**1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)**	2		1			1
	2. Install ENERGY STAR Clothes Washer						
TBD	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	0		1			2
TBD	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	0					2
	3. Install ENERGY STAR Refrigerator						
Yes	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	1		1			
TBD	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1			
	4. Install Built-In Recycling Center or Composting Center						
TBD	a. Built-In Recycling Center	0				1	
TBD	b. Built-In Composting Center	0				1	
	5. Install High-Efficacy Lighting and Design Lighting System						
Yes	a. Install High-Efficacy Lighting	1		1			
TBD	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0		1			
	Total Available Points in Appliances and Lighting = 13	4					
N. OTHER			Possible Points				
Yes	**1. *Required:* Incorporate GreenPoint Rated Checklist in Blueprints** [*This credit is a requirement associated with J4: EPA IAP]	Y				R	
Yes	**2. Pre-Construction Kick-Off Meeting with Rater and Subs**	1	1				
TBD	**3. Homebuilder's Management Staff are Certified Green Building Professionals**	0	1				
	4. Develop Homeowner Education						
TBD	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	0		1			1
TBD	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	0			1		
TBD	**5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program**	0		1			
	Total Available Points in Other = 6	1					
O. COMMUNITY DESIGN & PLANNING			Possible Points				
	1. Develop Infill Sites						
TBD	a. Project is an Urban Infill Development	0	1			1	
TBD	b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	0	2				
TBD	**2. Build on Designated Brownfield Site**	0	3				
	3. Cluster Homes & Keep Size in Check						
TBD	a. Cluster Homes for Land Preservation	0	1			1	
TBD	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0	2			2	
	c. Home Size Efficiency	0				9	
	i. Enter Average Unit Square Footage						
	ii. Enter Average Number of Bedrooms/Unit						
	4. Design for Walking & Bicycling						
	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						

205 Cervantes - Pool House

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	TIER 2: Enter Number of Services Within 1/2 Mile 1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware 5) Theater/Entertainment 6) Fitness/Gym 7) Post Office 8) Senior Care Facility 9) Medical/Dental 10) Hair Care 11) Commercial Office or Major Employer 12) Full Scale Supermarket						
	i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1				
	ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1				
TBD	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile	0	1				
TBD	c. Install Traffic Calming Strategies (Minimum of Two): - Designated Bicycle Lanes are Present on Roadways; - Ten-Foot Vehicle Travel Lanes; - Street Crossings Closest to Site are Located Less Than 300 Feet Apart; - Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands	0	2				
	5. Design for Safety & Social Gathering						
TBD	a. All Home Front Entrances Have Views from the Inside to Outside Callers	0	1				
TBD	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors	0	1				
TBD	c. Orient Porches (min. 100sf) to Streets and Public Spaces	0	1				
TBD	d. Development Includes a Social Gathering Space	0	1				
	6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)						
TBD	a. All Homes Have At Least One Zero-Step Entrance	0	1				
TBD	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	0	1				
TBD	c. Locate Half-Bath on the Ground Floor	0	1				
TBD	d. Provide Full-Function Independent Rental Unit	0	1				
	Total Achievable Points in Community Design & Planning = 35	0					
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				
Yes	c. Route Downspout Through Permeable Landscape	1	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						
Yes	1. Meet Local Landscape Program Requirement	2					2
	D. Structural Frame & Building Envelope						
	1. Design, Build and Maintain Structural Pest and Rot Controls						
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	0				1	
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood	0				1	
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				

205 Cervantes - Pool House		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	3. Innovation: List innovative measures that meet green building objectives. Enter in the number of points in each category for a maximum of 4 points for the measure in the blue cells. Points achieved column will be automatically fill in based on the sum of the points in each category. Points and measures will be evaluated by Build It Green.						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0					
	Total Achievable Points in Innovation = 33+	3					
Q. CALIFORNIA CALGreen CODE			Possible Points				
No	Home meets all applicable CAL Green measures listed in above Sections A - P of the GreenPoint Rated checklist.	N	R				
	The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions. *The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.*						
Yes	1. CALGreen 4.106.2 Storm water management during construction.	Y					
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					
Yes	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	Y					
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					
Yes	7. CALGreen 4.505.3 19% moisture content of building framing materials	Y					
Yes	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	Y					
	Total Achievable Points in California Green Code = 0	0					
Summary							
	Total Available Points in Specific Categories		35	96+	44	110	56
	Minimum Points Required in Specific Categories	50	0	30	5	6	9
	Total Points Achieved	**91**	**3**	**35**	**12**	**23**	**18**

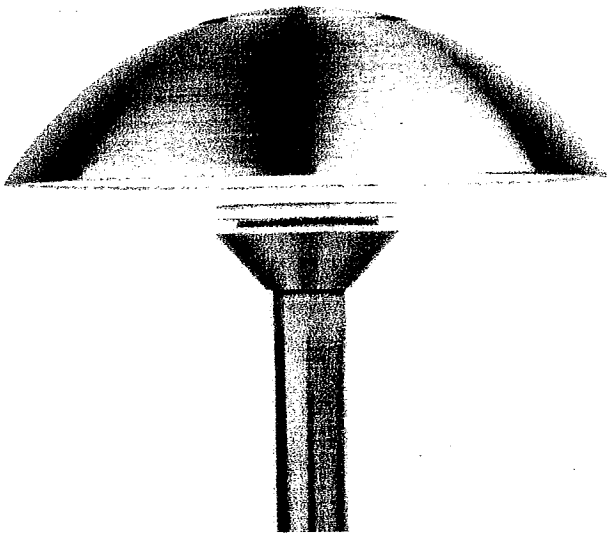
Project has not yet met the following recommended minimum requirements:

Total Project Score of At Least 50 Points

- *Required measures:*
  - *-A3a: 50% waste diversion by weight*
  - *-H10a: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards*
  - *-J2: 15% above Title 24*
  - *-N1: Incorporate GreenPoint Rated Checklist into blueprints*
- *Minimum points in specific categories:*
  - *-Energy (35 points)*
  - *IAQ/Health (5 points)*
  - *-Resources (6 points)*
  - *-Water (9 points)*
- *All Applicable CALGreen measures in Sections A-P*

FXLuminaire

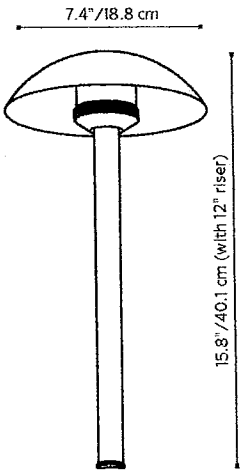
LED Path Lights



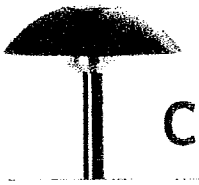
The CV is a soft, efficient, and safe path light that can be used for pathways of all shapes, sizes, and locations. It's rounded hat shape gives it a classic look that can improve the scheme of a diverse array of landscapes.

CV: Path Light

NUMBER OF LEDS:	1	3
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5
WATTS USED:	2.0	4.2
LUMENS PER WATT (EFFICACY)	19.4	25
MAX LUMENS:	39	103
CCT (Ra)	86	66.6



Learn more about FX Luminaire path lights. Visit: fxl.com/products



CV: Path Light

FACTORY INSTALLED OPTIONS (TOP ASSEMBLY): Order 1 + 2

Step	Description	Code
1	TOP ASSEMBLY	CVLEDTA
2	TOP FINISH	AB*, AT*, CU, NP*, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: CVLEDTA-BZ = **CV Top Assembly - Bronze Metallic Finish**

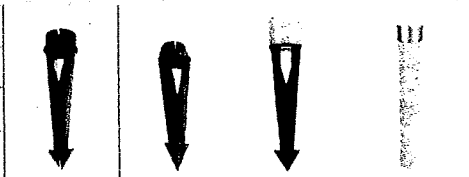
FACTORY INSTALLED OPTIONS (RISER ASSEMBLY): Order 1 + 2 (optional) + 3 + 4 + 5

Step	Description	Code
1	RISER TYPE	G
2	OPTIONAL ZD	ZD *(Refer to the Luxor page in the Lighting Control section)*
3	LAMP	1LED, 3LED *(50,000 avg. life hours)*
4	RISER HEIGHT	8RA, 12RA, 18RA, 24RA, 36RA *(in inches)*
5	FINISH	AB*, AT*, CU, NP*, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: G-ZD-3LED-12RA-BZ = **Riser Type - ZD Option - 3 LED Board - 12" Riser - Bronze Metallic Finish**

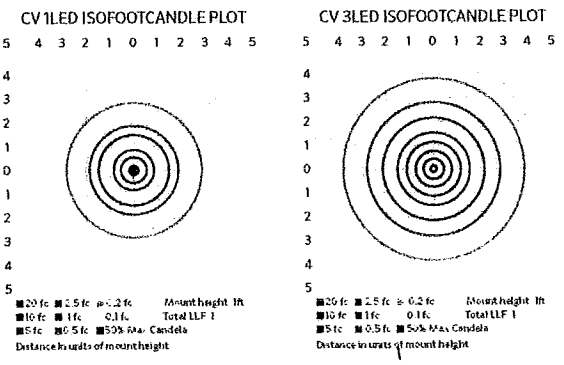
FIELD INSTALLED OPTIONS: Order Individually

Mounting Options
Long Slot Spike *(250015840000) 2.5" x 10"* **Included**
Super Slot Spike *(753900) 2" x 10"*
SuperJ-Box *(SJ-XX**) 2.5" x 12"*
Post Mount *(PM-XX**) 2.5" x 13"*



EXAMPLE: 753900 = **Super Slot Spike**

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for SSL Luminaires:
"Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

METALS

AB = Antique Bronze* (On Copper)

AT = Antique Tumbled* (On Copper)

CU = Copper

NP = Nickel Plate*

POWDER COAT

WG = White Gloss

FW = Flat White

AL = Almond

BZ = Bronze Metallic

DG = Desert Granite

WI = Weathered Iron

VF = Verde Speckle

SB = Sedona Brown

FB = Flat Black

All CV path lights come standard with amber, green, blue and frosted filters

The CV includes choice of LED board, riser size, finish, 5 ft. lead wire and Long Slot Spike.

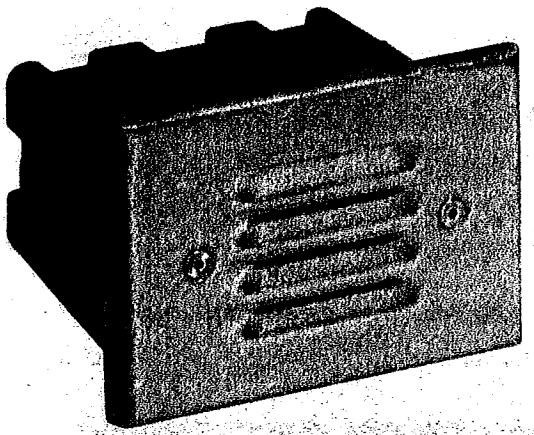
Note: Only the copper portions of the path lights are powder coated. The brass pieces remain natural.

** May require longer lead time*

*** Denotes finish option*

FXLuminaire

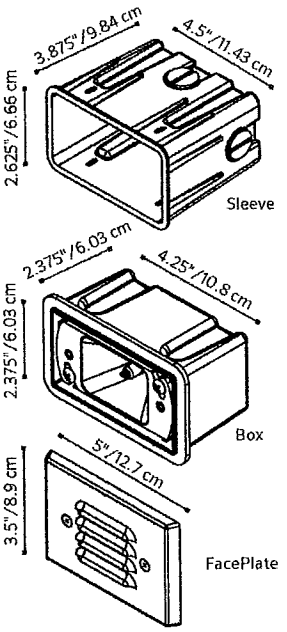
LED Wall Lights



The CP is engineered for lighting [illegible] to walkways, stairways, and decks. In addition, the CP is helpful for lighting areas with potential walking hazards that do not have an adjacent planter area for path lighting, or trees and trellises.

CP: Wall Light

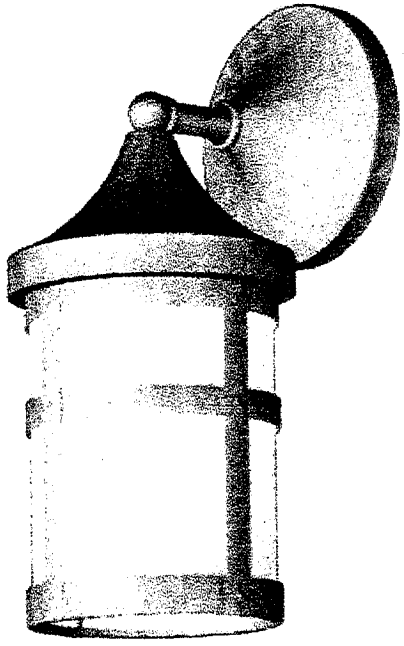
NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	2.2
MAX LUMENS:	4
CCT (Ra)	79.9



Learn more about FX Luminaire wall lights. Visit: fxl.com/products

REJUVENATION
LIGHTING & HOUSE PARTS

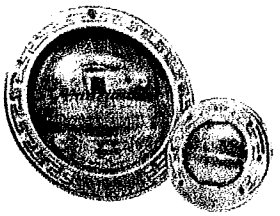
Exterior Wall Fixtures - Main House and Pool House



Bandon Item #A9484 **Brushed Nickel**

http://www.rejuvenation.com/s/gyj

Specification	Detail
Item #	A9484
Socket	Incandescent
Glass color	Gold and white
Switch	None
Wattage for this application	75W
UL Listing	UL Listed Wet
Canopy width	6-3/4"
Overall fixture width	7.13"
Overall fixture length	16.05"
Overall fixture depth	9.63"
Canopy Size	6-3/4"
Depth	9-5/8"
Height	16"
Width	7-1/8"



INTELLIBRITE® 5G

Color LED

Underwater LED Lights for Swimming Pools and Spas

IntelliBrite® 5g automated color-changing pool and spa lights feature LED technology; the wave of the future in energy efficiency, lifetime value, quality of light, and controllability. With IntelliBrite 5g, combinations of individual colored LEDs are mixed and matched to achieve a vibrant spectrum of colors. These combinations are power sequenced to illuminate and cycle through colors at varying speeds, and in different sequences of color. Combined with a custom reflector and unique lens design, the IntelliBrite 5g offers super efficiency while being the brightest yet most energy efficient underwater LED light available.

Features

- A superior reflector design assures more light is directed toward the pool bottom to further increase intensity and color effects, while minimizing glare
- Superior lens geometry distributes light in an optimum way to avoid "hot spots" on the pool bottom. Light intensity and color are distributed more uniformly throughout your pool
- Pool lens can be rotated to 180 degrees to provide wide beam pattern (standard) or narrow beam pattern.
- IntelliBrite technology makes use of the brightest and most energy efficient LED's available in underwater pool and spa lights - up to 50% less energy comsumption than competitor's lights.
- Set one of 5 predetermined fixed colors to match or create the mood for the evening – blue, green, magenta, white, and red or select from 7 popular "color shows" that come preprogrammed into IntelliBrite
- IntelliBrite was designed to work with IntelliTouch® and EasyTouch® the leading control systems for pool, spa, and poolscape equipment automation. In effect, you transfer control of IntelliBrite to the IntelliTouch or EasyTouch system which controls all your other backyard and pool features.
- IntelliBrite 5g Color Pool lights are backwards compatible with first generation IntelliBrite lights.

Manuals Brochures Videos Specs More

Product Specifications

INTELLIBRITE 5g COLOR POOL LIGHTS

Product	Voltage	Cord Length (Ft.)	Carton Qty	Carton Wt. (Lbs)
601000	120	30	1	12.5
601001	120	50	1	14
601002	120	100	1	18
601003	120	150	1	22
601004	120	250	1	11
601010	12	30	1	14
601011	12	50	1	20
601012	12	100	1	
601013	12	150	1	

INTELLISPEC 5g COLOR

Product	Voltage	Cord Length (Ft.)	Carton Qty	Carton Wt. (Lbs)
640120	120	30	1	6
640121	120	50	1	7.5

RECEIVED

JUL 23 2013

OUTDOOR WATER USE EFFICIENCY CHECKLIST

SPANGLE ASSOC

RECEIVED

JUL 18 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.

Signature _____ Date 7/16/13

Project Information

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

Applicant Name (print): Contact Phone #:

Project Site Address: 205 CERVANTES AVE, PORTOLA VALLEY, CA

Project Area (sq.ft. or acre): 1.4 acres # of Units: 1 # of Meters:

For a single-family project or single-family development project, enter information for an average per unit basis. For all other projects, provide information for the overall project.

		Agency Review (Pass)	Agency Review (Fail)
	Total Landscape Area (sq.ft.): 19,000 sq. ft.	☐	☐
	Turf Irrigated Area (sq.ft.): 1,500 sq. ft.	☐	☐
	Non-Turf Irrigated Area (sq.ft.): 17,500 sq. ft.	☐	☐
	Special Landscape Area (SLA) (sq.ft.): 0 sq. ft.	☐	☐
	Water Feature Surface Area (sq.ft.): 0 sq. ft.		

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

xc: planner
Kerwin
Miller

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borck, Assistant Planner
FROM: Howard Young, Public Works Director
DATE: 8/20/13
RE: 205 Cervantes Road

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

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

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

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

In addition:

4. Insure proposed outfall at Cervantes and Minoca does not cause erosion or saturate road base.
5. Prevent future erosion and debris from clogging up Town storm drain pipe at southern portion of lot
6. Provide adequate site visibility at driveway
7. Verify if sanitary sewer is not available
8. Verify with County Heath Dept. concerning leach field location on bank of existing drainage swale.

xc: Miller
Kerwin

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:205 Cervantes	Jurisdiction: PV
Owner/Architect/Project Manager: Pine Tree Alley	Permit#: x9h-658
PROJECT DESCRIPTION: New House	
Fees Paid: ☒$YES ☐ See *Fee Comments* Date:	
Fee Comments: $60.00 (ASRB check fee) pd 7/24/13 ck#1004	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

1. Must comply to PV Ordinance 15.04.020E for ignition resistant construction & materials, (siding and eave protection to be listed on Calif State Fire Marshal website for tested & approved ignition resistant materials)
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. Approved spark arrestor on all chimneys.
4. NFPA 13d fire sprinklers in main house and pool house
5. Install Smoke and CO detectors per code.
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.

Reviewed by:D. Enea	Date: 7/25/13

☐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:	

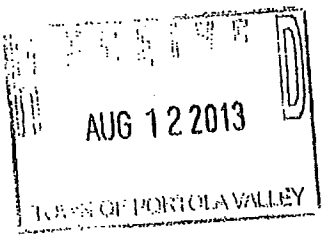
Final Bldg and/or Sprinkler Insp By: --------	Date:
Comments:	

xc: planner
Kerwin
Miller

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

August 9, 2013
V5223

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



SUBJECT: **Geotechnical Peer Review**
RE: Kerwin, New Residence
Site Development Permit X9H-658
205 Cervantes Road, Portola Valley

At your request, we have completed a geotechnical peer review of the site development permit application for the proposed new residence and associated site improvements using the following:

- Geotechnical Investigation, New Residence (Report) prepared by Murray Engineers, dated July 15, 2013;
- Architectural Plans (9 sheets, various scales) prepared by Greg Miller Designs, dated July 16, 2013;
- Civil Plans (7 sheets, various scales) prepared by CFS Engineering, dated July 16, 2013; and
- Topographic Map (1 sheet, 20 scale) prepared by Polaris Surveyors, dated July 15, 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 a new residence on a previously developed site. The previous residence has been demolished, except for the carport. The estimated earthwork quantities consist of 667 cubic yards of cut and 325 cubic yards of fill.

SITE CONDITIONS

The subject property is characterized by gentle to steep (14 to 32 percent inclination) natural slopes. Previous grading has resulted in steep to very steep (45 to 60 percent inclination) cut slopes and moderately steep to very steep (25 to 70 percent inclination) fill slopes. Drainage consists of sheetflow to the northwest and southwest.

The Town Geologic Map indicates that the proposed building site is underlain, at depth, by sedimentary rock of the Whiskey Hill Formation. The bedrock is locally

overlain by colluvium and old, undocumented fill. 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 1.35 miles (2.2 kilometers) southwest of the property, and the Monta Vista fault is located 0.5 miles (0.8 km) southwest of the property.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed site development is constrained by old undocumented fill, potentially creeping colluvium, expansive soils, and strong seismic shaking. In the referenced report, the consultant indicates that colluvium at the site has a plasticity index of 25, which is considered to be moderately to highly expansive. Due to the potential expansivity of the site soils, the consultant should consider whether excavated colluvium is suitable for reuse as engineered fill below structures. We recommend geotechnical approval of the site development permit application with the following conditions:

1. **Construction Plans** – Civil and Structural Plans should be submitted reflecting the recommendations of the Project Geotechnical Consultant.

2. **Geotechnical Plan Review** - The Project Geotechnical Consultant should review and approve all geotechnical aspects of the development plans (i.e., 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 consultant should consider whether excavated moderately to highly expansive colluvial soils are suitable for re-use as engineered fill below structures or on slopes steeper than 6:1 (H:V).

   The Geotechnical Plan Review should be submitted to the Town for review by Town Staff prior to issuance of the building permit application.

The following should be performed prior to final project approval:

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 results of these inspections and the as-built conditions of the project should be described by the geotechnical consultant in a

letter and submitted to the Town Engineer for review prior to final (as-built) project approval.

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

Philip L. Johnson
Supervising Engineering Geologist
CEG 2019

David T. Schrier
Principal Geotechnical Engineer
GE 2334

TS:DTS:PJ:st

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

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

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

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

A. Any **one** of the following:

1. The larger building will result in a superior design for the property in terms of grading, tree removal and use of the property than would be possible without the requested increase.

2. The larger building is appropriate because steep slopes, areas of unstable geology or areas subject to flooding so limit development of the property that in order to develop a reasonable plan for the property it is necessary to concentrate more than 85% of the floor area in a single building.

3. The larger building is appropriate because the reduction in permitted floor area caused by steep slopes, unstable geology and/or areas subject to flooding so reduces the floor area permitted for any single building that in order to develop a reasonable plan for the property it is necessary to concentrate more than 85% of the floor area in a single building.

B. The building will not impact significant views enjoyed by neighboring properties to any greater extent than would a design for the project without the increased floor area.

C. The building will not in any substantial way negatively affect neighboring properties to any greater extent than would a design for the project without the increased floor area.

D. The building will be in keeping with the character and quality of the neighborhood.

July 1996
Rev. June 1998

TOWN OF PORTOLA VALLEY
SECOND UNITS AND ACCESSORY STRUCTURES

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

SECOND UNITS

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

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

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

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

ACCESSORY STRUCTURES

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

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

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

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

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: November 23, 2011

RE: Agenda for November 28, 2011 ASCC Meeting

NOTE*:** The November 28th meeting will begin with a 4:00 p.m. afternoon field session for preliminary consideration of plans for residential redevelopment of a 1.4-acre, Arrowhead Meadows property located at 205 Cervantes Road. The proposal for the property is discussed below under agenda item ***5a. Kodukula.

The following comments are offered on the items listed on the ASCC agenda.

5a. PRELIMINARY REVIEW, ARCHITECTURAL REVIEW FOR RESIDENTIAL REDEVELOPMENT, 205 CERVANTES ROAD, *KODUKULA*

This is a preliminary review of the subject proposal for construction of a new, partial two-story, contemporary Ranch style residence with on the subject 1.4-acre Arrowhead Meadows property (see attached vicinity map for parcel location and area conditions). The project includes demolition of the existing house, but retention of the existing swimming pool and site driveway access from Cervantes Road. The project also includes demolition of an existing stable and removal of the corral area associated with the stable.

The new residence would have a total floor area of 3,391 sf. This is well under the total floor area limit and also well under the 85% floor area limit. No basement space is proposed and the estimated grading is between 50 and 100 cubic yards. When final earth work calculations are prepared, if the actual volume exceeds 100 cubic yards, then a site development permit would need to be requested and this permit would also be subject to ASCC review and approval. The applicant is aware of this, but wanted to proceed with the architectural review at this time so that work on the final engineered grading plans could proceed, hopefully, in light of the project architectural design approval.

Overall, this is one of the smallest projects for a new residence that has been proposed in town for a very long time. The approach to site development has been well developed and the proposed improvements, based on the analysis herein, should have

minimum potential for any significant visual impacts within the area of the site. The plans do however, call for removal of 16 pine trees and one large cypress tree. A significant number of pines would, however remain as would a few large cypress trees that offer important screening, particularly between the subject site and the property to the southeast.

The project is shown on the following enclosed plans, unless otherwise noted, dated 11/15/11, prepared by Stoecker and Northway Architects Incorporated:

Sheet A-1, Existing Site Plan/Project Data
Sheet A-2, Site Plan/Grading/Lighting
Sheet A-3, Exterior Elevations
Sheet A-4, Proposed Floor Plans
Sheet A-5, Proposed Roof Plan
Sheet L1, Planting Plan & Legend

In support of the plans, the applicant has provided the attached cut sheets, received November 16, 2011, for the proposed pathway and recessed soffit lights, with light locations identified on plan sheet A-2. Also provided are the attached, completed *Outdoor Water Use Efficiency Checklist* and BIG *GreenPoint Rated – Single Family Checklist*, both received 11/16/11.

In addition to these attached and enclosed materials, a colors and materials board, received 11/16/11, has been provided. The board is discussed below and will be available for reference at the November 28th ASCC meeting.

As noted at the head of this memorandum, this preliminary project review is to begin with a site meeting that is scheduled to take place at 4:00 p.m. on Monday, November 28th. Story poles and footprint staking have been installed to facilitate the 11/28 field evaluation. After the site meeting, preliminary project discussion is scheduled to continue at Monday's regular evening ASCC meeting.

At the conclusion of the November 28th review, project consideration should be continued to the next regular ASCC meeting, i.e., December 12th, to permit time for the project design team to address any issues that may result from the preliminary review process.

The following comments are offered to assist the ASCC conduct the November 28th preliminary review:

1. **Project Description, Grading and Vegetation Impacts**. The subject property is located immediately south of the intersection of Minoca and Cervantes Roads and Cresta Vista Lane. It's west side has frontage on Cervantes Road and the parcel gains driveway access from Cervantes. This access and even the lower, existing asphalt driveway surface would remain with this project and all new driveway and guest parking surfaces would also be asphalt

   The parcel slopes are relatively gentle to moderate along the westerly side, i.e., along the Cervantes frontage, and steeper along the Minoca Road frontage. No changes to conditions along either frontage are proposed with this project.

The existing/proposed building site is in essentially the center of the property. The location is approximately 30 feet higher than the elevation at the intersection of Cervantes and Minoca Roads, 18-20 feet higher than the driveway intersection with Cervantes Road and 16-18 feet higher than Minoca Road along the northerly boundary. The building site runs parallel with the ground slopes and has a cross fall, from east to west, of roughly 10 feet in 80 feet, i.e., 12-13%.

The existing/proposed building site and existing house are within a largely pine forest and most of the trees, including all within the Cervantes Road 50-foot setback area, would be preserved with the project. Sixteen pines and one cypress would, however, be removed and these trees are identified on Sheets A-2 and L1. A few pines are to be removed due to risk from significant lean and others for opening of views, particularly the trees to the northwest of the building site. Five pines are to be removed due to direct conflict with the proposed house siting and two would be removed due to conflict with the proposed driveway and guest parking improvements. The proposed tree removal would impact no significant oaks or other significant trees, and would not materially change views from off site to the building area. The removal would enhance natural light access to the new house and existing swimming pool and would open views to the north toward the Bay.

The existing house is a long, narrow, box-like structure that runs parallel to the slopes of the building site. This house is over 120 feet long and has an average width of 16-18 feet. It has a somewhat dated, modern architectural character and significant glass elements. A carport at the southwest corner provides current covered parking. The house has been vacant for some time and has signs of deterioration. It also does not comply with structural and fire safety standards in current codes and appears to have other issues, including significant moisture smell within the building. More about the existing house is offered below, under "historic evaluation."

The proposed 3,391 sf house would be located essentially over the center span of the existing house that is to be demolished. The existing house and carport have a footprint area of between 2,900 and 3,000 sf. There is a lower portion of the house at the northerly end, roughly 300 sf, which likely brings existing house floor area close to that of the proposed house.

To minimize grading and overall site disturbance, the proposed house would be more compact than the existing house and would step up with site contours, including three basic sections as can be seen in the north and south elevations and the floor plans. The west side master bedroom section would have a finish floor of 123 (i.e., based on the elevation data shown on the plans), and the adjacent attached garage part of this west side section would be at elevation 122. The central house section, with laundry, accessory bedrooms and the upper level library and living room*, would have a ground floor elevation of 128. The easternmost section, with entry, kitchen, family and dining area, would be at elevation 133. Thus, the house steps up from west to east with site contours at 5-foot intervals. The house elevation plans express the changes in floor elevation with a rational reflection of site contours; that is, the profile adjusts with site elevation changes as encouraged by town design guidelines. In addition, the selection of exterior materials and finishes, as explained below, enhances how the project would blend with site conditions.

*(*The site plan, Sheet A2, shows the main house floor plan as it is proposed to be sited, and the floor plan for the upper level. This upper level floor plan is labeled "second floor" on the sheet, but almost appears to be a detached structure. This is not the case, and is only presented this way for ease of reference and to limit the number of design plan sheets. The upper level has a floor area of approximately 650 sf and includes a 160 sf west side deck.)*

As noted above, the existing driveway connection to Cervantes Road would be preserved. To accommodate needed guest parking, the asphalt surface would be extended to the east in a relatively level area along the south end of the existing house. One 28-inch pine would be removed for this extension and the existing septic tank would need to be relocated. There is a small, 9-inch live oak tree at the south edge of the proposed guest parking paved area. The intent is to save this tree, but if saving it makes the parking area difficult to improve, the tree would be removed. By definition, this is not a significant tree as it is under the minimum 11.5-inch standard to be classified as "significant."

The majority of the proposed grading is to accommodate the proposed guest parking area and the new pathway to the south side front entry of the house. The proposed adjusted contours are shown on Sheet A-2, and include fill, with a maximum depth of two feet, to provide for the entry pathway improvements.

The new garage would be immediately north of the existing carport and would be served by paving and a turnaround extension that would follow the surface of an existing unpaved, "dirt" service driveway that is outlined on the plan sheets. The portion of this existing driveway north of the paved extension would not be used.

The site also contains a small stable, i.e., with a 600 sf footprint, and corral that are located within a topographic depression at the south end of the property. The current plans are for these features to be removed and the stable/corral site seeded with native grasses for erosion control.

The existing swimming pool is located at the north end of the property and just at the 20-foot required setback from Minoca Road. The pool is to be preserved, but a new concrete deck would be installed with steps and pathways to the pool as shown on the site plans. The existing six-foot high wood fencing along the north side of the pool and along the easterly property boundary would be preserved for privacy, but all other fencing interior to the site would be removed. No new fencing is planned with this project.

The proposed site improvements are to be served by the existing on-site septic system. As noted above, the septic tank would need to be relocated to accommodate the guest parking plans. The project architect has advised that the existing septic system has been evaluated and found to be acceptable, but a report from the health department would not be received until the site development/building permit stage of the project.

In general, the site plan and house plans appear well developed and appropriate for the site and neighborhood. Care has been exercised to preserve existing trees and

some fencing for privacy. At the same time, the proposed improvements appear fully consistent with not only town standards, but also design guidelines.

2. **Historic evaluation**. The existing residence was designed in 1962 by noted architect Bruce Goff and was constructed in 1964. It is 47 years old. Under current town policy for evaluation of residences for historic considerations, a residence must be at least 50 years old. If it were at least 50 years old, it would then be judged as to its historic importance. The next question would then be is the house listed in the historic element of the general plan.

   In this case, the existing house is not 50 years old and also is not recognized in the historic element of the general plan. Thus, it is not considered historic and no further historic evaluation is required under town policy.

   As noted above, the existing house has a number of elements that would not meet structural standards in current codes, particularly for seismic safety. It would be very difficult to modify the structure to meet such standards and preserve the current design elements.

   Many who have seen the house from off site concluded, based on the design and architectural extensions at the north and south ends, that it is steal framed, but this is not the case. Further, the foundation is of concrete blocks. Glazing is single paned and large glass elements extend between wood support posts.

   The above notwithstanding, we did prepare a photo record of existing conditions and this will be maintained in the town's archives.

3. **Compliance with Floor Area (FA), Impervious Surface Area (IS), height and yard setback limits.** The total proposed floor area is 3,391 sf and well under the 5,530 sf limit for the property. The floor area of the main house, including the attached garage, is the same 3,391 sf and also well below the 85% limit of 4,936 sf. In this case, the design concentrates only 61% of the floor area in the main house and, therefore, no special findings are needed relative to the proposed floor area.

   The total proposed impervious surface (IS) area is 8,110 sf and under the 8,355 sf IS limit. While the IS is close to the limit, it reflects the desire to minimize changes, including preservation of the existing pool and driveway access and to provide for guest arrival and parking without direct views to the new garage. This is the reason for the added driveway paving on the west side of the house in the area of the existing "dirt" driveway.

   The plan elevation sheets and sections demonstrate that the house heights above adjacent grades would range from approximately 15 feet to a high of 24 feet. Thus, the plans conform to the 28-foot limit for height above adjacent grade. The maximum proposed height from low point of contact with finished grade to the highest roof elevation would be would be 28 feet and well under the 34-foot maximum height limit.

   Compliance with required yard setbacks is demonstrated on plan Sheet A1, which includes the outline of the proposed house. The proposed house would be no closer to Cervantes Road than 64 feet whereas a minimum setback of 50 feet is

required. The house would be 200 feet from the southerly property line, and at least 80 feet from the northerly property line and 54 feet from the easterly property line. Relative to these other property boundaries, the minimum required setback is 20 feet. Thus, all necessary setbacks are more than respected with the subject proposal.

4. **Project Design and Exterior Materials**. The proposed house architecture is of a contemporary Ranch style, and similar to other houses designed by Mr. Stoecker and built in the town. The design has simple forms and lines that are, as noted above, articulated to be in harmony with site topography. Low pitch roof forms, with gable ends, are used to maintain a low profile and pull the stepped house sections into the site.

   Exterior materials and finishes are detailed on plan Sheet A3. They include redwood siding and metal, standing seam roofing. The redwood siding and trim would have a natural finish and the same material would be used for the garage doors. The metal matt roof finish is in a medium dark gray color with a light reflectivity value (LRV) of approximately 35%, i.e., under the 40% maximum LRV policy limit. The window frames and painted metal gutters would be in the same finish that is proposed for the roofing.

   Overall, the design and use of materials and finishes appear fully consistent with town design guidelines and policies. In particular, the use of materials and colors is simple, consistent with the house architecture and should blend well with site and area conditions.

5. **Landscaping, fencing, pool equipment**. The landscape plan preserves the pine forest condition of much of the site, as desired by the applicants, and only adds new, mostly native materials around the proposed house, particularly at the entry and along the north side of the existing pool. One new oak is planned south of the new garage to replace the large pine lost to the plans. The proposed 24" box valley oak would help screen views to the garage and driveway extension.

   It is likely that over time, as new plantings take hold, some additional pines would be removed. The applicants, however, desire to keep most of the pines for now because of the privacy they provide and the overall character they offer to the established living environment of the site.

   As noted above, no fencing is proposed and a pool cover will be used for pool security. Also, the project architect has advised that refinement of the landscape plan would continue in an effort to find the best native materials for location in the pine forest understory.

   The pathways and site walls are to be concrete paving in a medium to dark gray finish, very similar to the color described above for the proposed metal roof. The pool equipment is currently located within the building envelope, on the west side of the swimming pool deck. The architect has advised that the equipment would likely remain in this location, but be upgraded to contemporary standards and the equipment enclosure modified for sound control.

6. **Exterior Lighting**. The proposed exterior house wall and yard lighting is shown on plan Sheet A2. House lighting is to be with recessed soffit lights, and the cut sheet for the fixture is attached. Only one light is proposed at each access door, including the garage door, and a total of 7 recessed lights are proposed.

   Pathway lights are limited to the front entry path and the path from the master bedroom to the pool terrace. The cut sheet for the pathway fixture is attached and a total of 9 pathway lights are proposed.

   The plans propose a minimum of site lighting, as minimal as we have seen for a new project like this, and seem fully consistent with town lighting standards and guidelines. If, however, additional lighting is added with development of the building permit plans the final plans should be subject to review and approval by a designated ASCC member. Our main concern is that we would not be surprised to see some consideration of additional lighting in the pool area, particularly relative to the stairs to the pool terrace and around the pool.

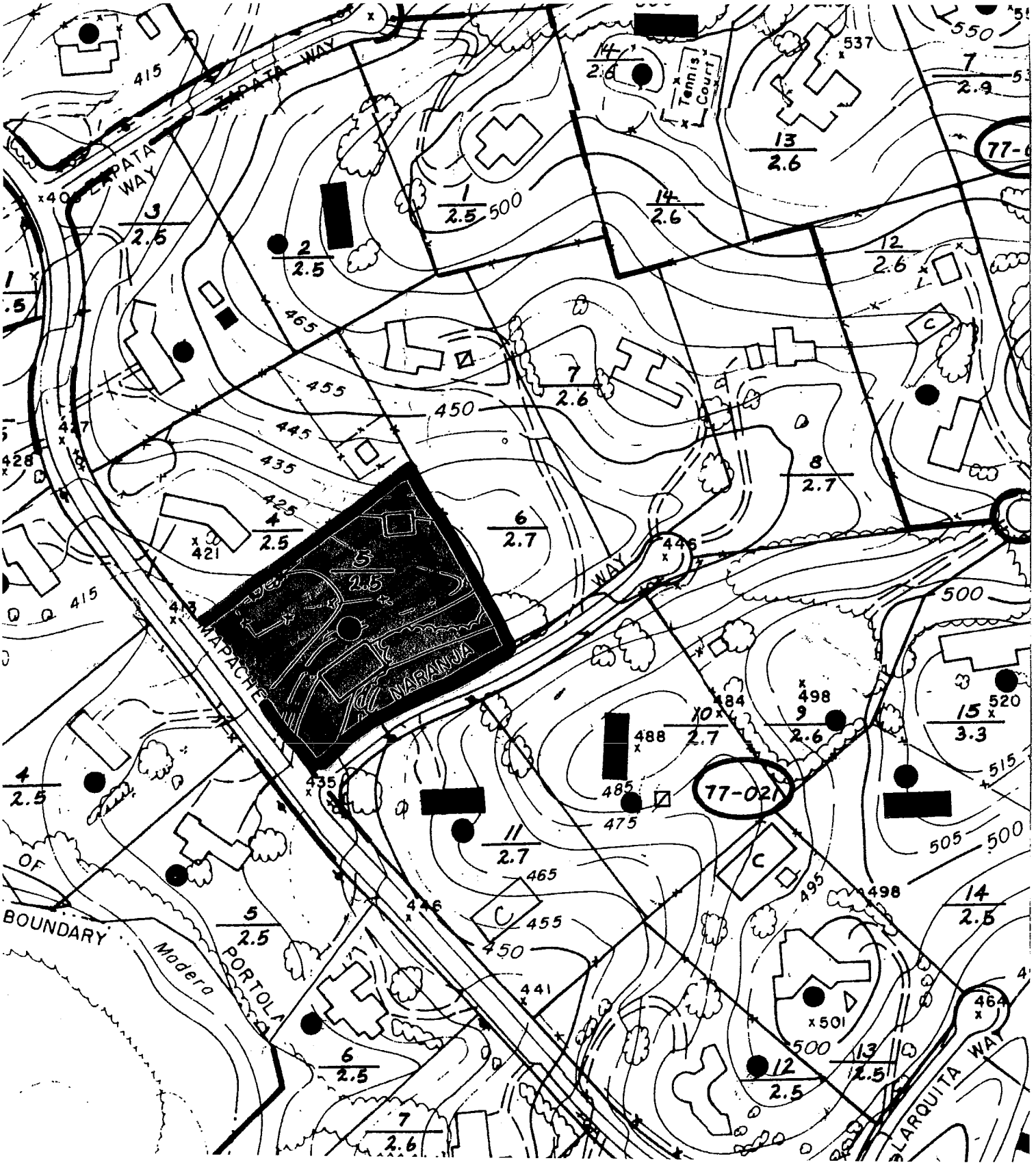
7. **"Sustainability" aspects of the project**. The Build-It-Green checklist for the project targets 90 points, which is 15 more than the 75-point minimum required by the town's mandatory green building program. The attached November 17, 2011 memorandum from planning technician Carol Borck provides a more detailed evaluation of the sustainable aspects of the project as currently anticipated. The report notes that additional points are highly likely as building permit plans are developed.

The ASCC should conduct the November 28th preliminary review, including the site visit, and offer comments, reactions and directions to assist the applicant and project architect make any plan adjustments or clarifications that members conclude are needed before the ASCC considers final action on the application. Project review should then be continued to the December 12th regular ASCC meeting.

TCV

encl.
attach.
cc. Planning Commission Liaison
Planning Manager
Planning Technician
Town Council Liaison
Applicants
Mayor

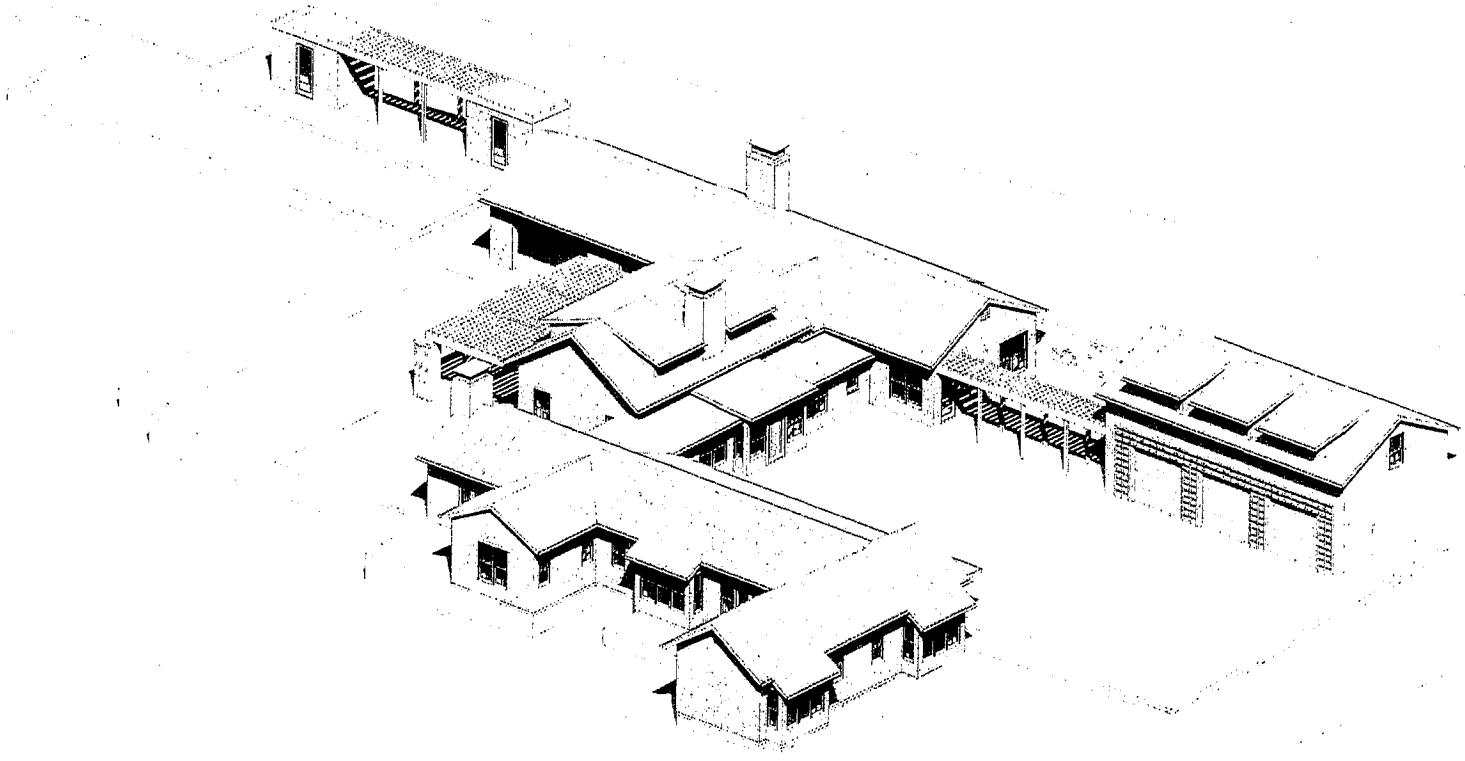
ARCHITECTURAL REVIEW
RESIDENTIAL REDEVELOPMENT
SITE DEVELOPMENT PERMIT X9H-657
5 NARANJA WAY, MAFFIA



Vicinity Map **Architectural Review Residential Redevelopment & X9H-657, Maffia**

Scale: 1" = 200 feet 5 Naranja Way, Town of Portola Valley

August 2013



MAFFIA RESIDENCE

5 NARANJA WAY PORTOLA VALLEY, CA

ARCHITECTURAL & SITE CONTROL COMMISSION AND
SITE DEVELOPMENT PERMIT APPLICATION

JUNE 17, 2013

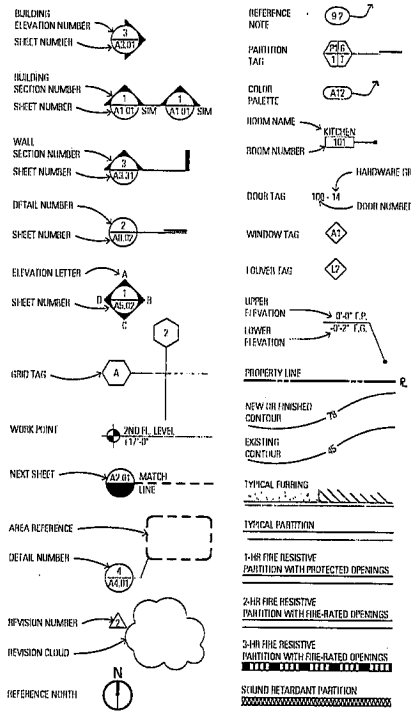
ARCHITECTURAL ABBREVIATIONS

&	AND
@	AT
Ø	DIAMETER
#	NUMBER OR POUND
℄	CENTERLINE
℞	PROPERTY LINE
A	
A.C.	ASPHALTIC CONCRETE
ACOUS.	ACOUSTICAL
A.C.T.	ACOUSTICAL CEILING TILE
A.D	AREA DRAIN
ADDT.	ADDITIONAL
ADJ.	ADJUSTABLE
ADJAC	ADJACENT
AGGR.	AGGREGATE
AFF	ABOVE FINISH FLOOR
A.H.U	AIR HANDLING UNIT
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
B	
BD	BOARD
BITUM.	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM.	BEAM
B.O	BOTTOM OF
BOT.	BOTTOM
B.P.	BUILDING PAPER
BR	BEDROOM
BTWN.	BETWEEN
C	
CABT	CABINET
CEM.	CEMENT
CER	CERAMIC
C.J	CONTROL JOINT
CLG.	CEILING
CLKG	CAULKING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
COL.	COLUMN
COMM.	COMMUNITY
CONC	CONCRETE
COND.	CONDITION
CONSTR.	CONSTRUCTION
CONT	CONTINUOUS
CONTR.	CONTRACTOR
CPT	CARPET
CLOS	CLOSET
C.T	CERAMIC TILE
CTR	CENTER
D	
D	DRYER
D/W	DISHWASHER
DBL	DOUBLE
DET	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S	DOWNSPOUT
D.U	DWELLING UNIT
DWG.	DRAWING
DWR.	DRAWER
E	
EA.	EACH
(E)	EXISTING
EL	ELEVATION
ELEC	ELECTRICAL
EMER.	EMERGENCY
E.P.B	ELECTRICAL PANEL BOARD
EQ	EQUAL
EQUIP.	EQUIPMENT
EXP.	EXPANSION
EXT.	EXTERIOR
F	
F.	FREEZER
F.A.	FIRE ALARM
F.A.U	FORCED AIR UNIT
F.D	FLOOR DRAIN
F.E	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FIXT	FIXTURE
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.PLY	FACE OF PLYWOOD
F.O.S.	FACE OF STUD
FR.	FRAME
FT.	FOOT OR FEET
FTG	FOOTING
FURR.	FURRING
FUT	FUTURE
G	
G	GAS OUTLET
GA.	GAUGE
GALV	GALVANIZED
G.D.	GARBAGE DISPOSAL
GEN.	GENERAL
G.F.I	GROUND FAULT INTERRUPT
GL	GLASS
G.M	GAS METER
GR.	GRADE
G.S.F.	GROSS SQUARE FOOTAGE
G.S.M	GALVANIZED SHEET METAL
GYP	GYPSUM
H	
H.B	HOSE BIBB
H.C	HOLLOW CORE OR HANDICAP
HD	HEAD
HDBD.	HARDBOARD
HDR	HEADER
HDW	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR	HOUR
H.R.	HANDRAIL
HT.	HEIGHT
I	
I.D.	INSIDE DIAMETER
IN	INCH
INFO	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
J	
JAN	JANITOR
JST	JOIST
JT	JOINT
K	
KIT	KITCHEN
L	
LAM.	LAMINATE
LAV	LAVATORY
LB	POUND
LIN.	LINEAR OR LINEN CLOSET
LN	LINE
LT.	LIGHT
M	
MAINT.	MAINTAIN
MAT.	MATERIAL
MATL	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
M.D.O	MEDIUM DENSITY OVERLAY
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL	METAL
N	
(N)	NEW
N.	NORTH
NC	NOISE CONTROL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O	
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P	
PART	PARTITION
PERIM.	PERIMETER
P.L.T	PLASTIC FLOOR TILE
PL	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PNT.	PAINT
PREF.	PREFINISHED
P.S.I.	PER SQUARE INCH
PT	POINT OR PRESSURE TREATED
PTD.	PAINTED
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTY WALL
R	
R	RISER OR REFRIGERATOR
R.A	RETURN AIR
RAD.	RADIUS
RECC.	RECESSED
REF.	REFERENCE
REFL	REFLECTED
REG.	REGISTER
REINF.	REINFORCED
REQ'D.	REQUIRED
RESIL.	RESILIENT
RET.	RETAINING
REV	REVISION/REVISED/REVERSED
RM	ROOM
REMOV.	REMOVABLE
R.O.	ROUGH OPENING
R.O.W	RIGHT OF WAY
RWD.	REDWOOD
R.W.L	RAIN WATER LEADER
S	
S	SOUTH
SB	SETBACK LINE
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS
S.D.	STORM DRAIN OR SOAP DISPENSER/DISH
SCHED	SCHEDULE
SEAL	SEALANT
SECT	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
SEP.	SEPARATION
S.F.	SQUARE FEET
S.G.	SEMI-GLOSS
SHR.	SHOWER
SHT	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SL.	SLIDING
S.L.D	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.P.D.	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION OR SPECIAL
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
S.S.K	SERVICE SINK
S.T.C.	SOUND TRANSMISSION CONTROL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
S.V.	SHEET VINYL
S.W.	SHEAR WALL
SYM.	SYMMETRICAL
SYS.	SYSTEM
T	
T.	TREAD/TRASH
T.&G	TONGUE AND GROOVE
T.B	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
THK	THICKNESS
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
T.O.PLY.	TOP OF PLYWOOD
T.O.W.	TOP OF WALL
TYP.	TYPICAL
T.P.H	TOILET PAPER HOLDER
U	
U.B.C.	UNIFORM BUILDING CODE
UNEXC	UNEXCAVATED
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
V	
VAR.	VARIES
V.C.T.	VINYL COMPOSITION TILE
VEN.	VENEER
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.I.F	VERIFY IN FIELD
VOL.	VOLUME
W	
W.	WEST OR WASHER
W/	WITH
W/D	WASHER/DRYER
W/O	WITHOUT
W.C	WALL COVERING
WD	WOOD
W.H.	WATER HEATER
WIND.	WINDOW
W.P.	WORK POINT OR WATERPROOFING
W.P.M.	WATERPROOF MEMBRANE
WSCT.	WAINSCOT
W.S.P	WET STANDPIPE
WT.	WEIGHT
W.R	WATER RESISTANT

GENERAL NOTES

1. THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR, INCLUDING ANYTHING REASONABLY IMPLIED OR INTENDED.
2. THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED, INCLUDES LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THIS MAY CONSTITUTE THE WHOLE OR PART OF THE PROJECT.
3. PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
4. DETAILS AND NOTES ARE TYPICAL. SIMILAR DETAILS AND NOTES APPLY IN SIMILAR CONDITIONS.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
6. PLAN DIMENSIONS ARE TO FACE OF CONCRETE, EDGE OF SLAB, FACE OF STUD, CENTERLINE OF GRID, CENTER OF DOOR, CENTER OF WINDOW AND CENTER OF PLUMBING FIXTURE, UNLESS OTHERWISE NOTED
7. DOORS AND WINDOWS ARE DIMENSIONED TO CENTER LINES, UNLESS OTHERWISE NOTED. WHERE LOCATIONS ARE NOT DIMENSIONED, CENTER DOORS AND WINDOWS IN THE WALL OR PLACE 4 INCHES NOMINAL FROM THE FACE OF FRAME TO THE FACE OF FINISH AT ADJACENT PERPENDICULAR WALL, UNLESS OTHERWISE NOTED
8. CHECK DIMENSIONS NOTED V.I.F. PRIOR TO CONSTRUCTION. REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
9. INSTALL WORK TRUE, PLUMB, SQUARE, LEVEL AND IN PROPER ALIGNMENT
10. VERIFY CLEARANCES FOR ITEMS INCLUDING BUT NOT LIMITED TO FLUES, VENTS, CHASES, SOFFITS AND FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF SUCH ITEMS OF WORK.
11. CONSTRUCTION REQUIREMENTS FOR EARTHWORK, UTILITIES, VEHICULAR AND PEDESTRIAN PAVING, AND LANDSCAPING ARE PROVIDED IN DRAWINGS AND SPECIFICATIONS PREPARED BY THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT. SUCH ELEMENTS INDICATED ON THE ARCHITECT'S DRAWINGS ARE FOR REFERENCE ONLY.

ARCHITECTURAL SYMBOLS



SHEET INDEX

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SAN MATEO, CA 94401
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CONTACT: RICH LAURETA
EMAIL: LAURETA@FREYDLAURETA.COM

APPLICATION CODES & REGULATIONS

1. CALIFORNIA CODE OF REGULATIONS, TITLE 24, PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION:
   - PART 2, "2010 CALIFORNIA BUILDING CODE" (CBC)
   - PART 3, "2010 CALIFORNIA ELECTRICAL CODE" (CEC)
   - PART 4, "2010 CALIFORNIA MECHANICAL CODE" (CMC)
   - PART 5, "2010 CALIFORNIA PLUMBING CODE" (CPC)
   - PART 6, "2010 CALIFORNIA ENERGY CODE"
   - PART 9, "2010 CALIFORNIA FIRE CODE" (CFC)
   - PART 11, "2010 CALIFORNIA GREEN BUILDING STANDARDS CODE"

   ALONG WITH ANY OTHER APPLICABLE CALIFORNIA STATE LAWS AND REGULATIONS OR WITH ANY OTHER APPLICABLE LOCAL MORE RESTRICTIVE PROVISIONS AND ADOPTED ORDINANCES THAT APPLY TO THE CONSTRUCTION OF BUILDINGS
2. NFPA 13 "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS" (2007), PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION.
3. GREENPOINT RATED CHECKLIST FOR SINGLE FAMILY (NEW HOME VERSION 4.2), SEE G0.02

BAR ARCHITECTS
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MAFFIA RESIDENCE
PORTOLA VALLEY, CA

DRAWN BY: JP
CHECKED BY: JBP
PROJECT NO: 1080

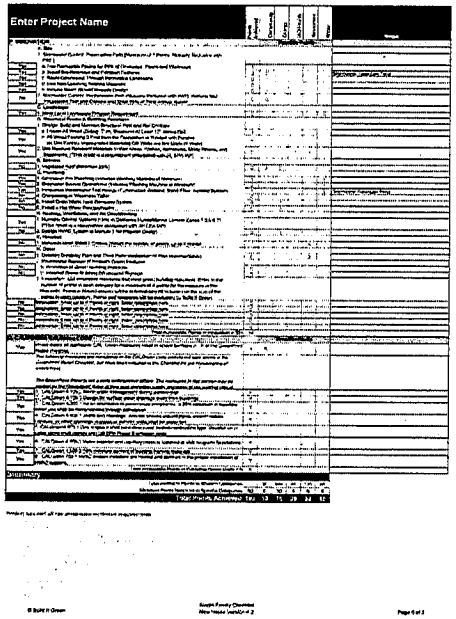
DATE	ISSUE
04.13.11	ASSC APPLICATION

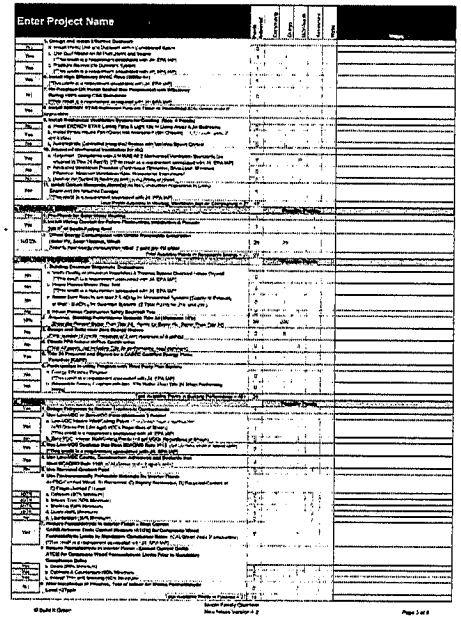
LICENSED ARCHITECT — STATE OF CALIFORNIA

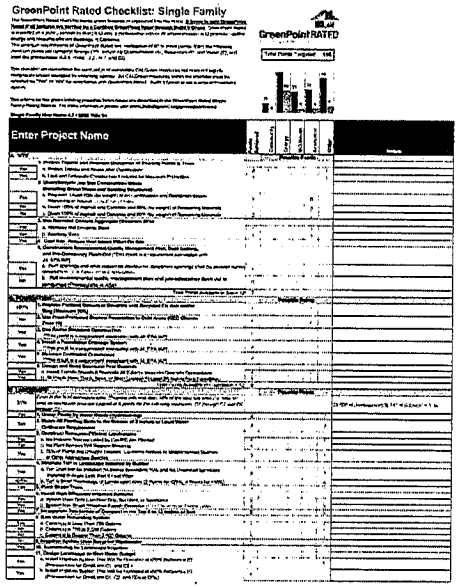
GENERAL INFORMATION

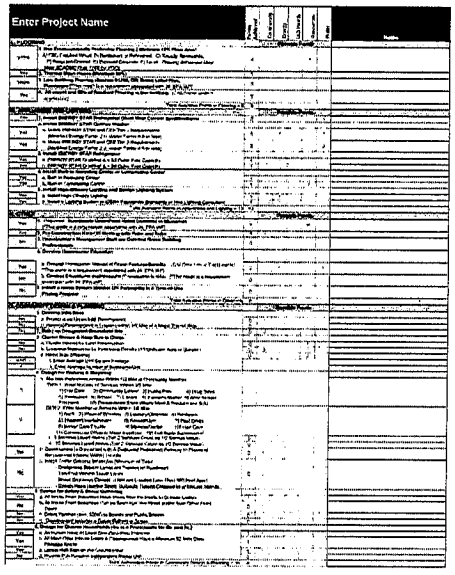
SCALE: 12" = 1'-0"

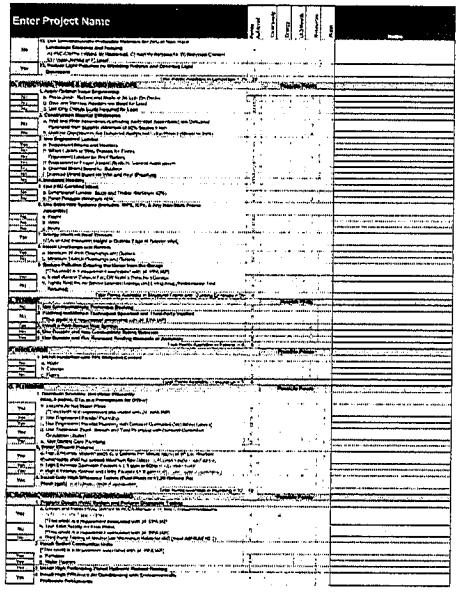
G0.01











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MAFFIA RESIDENCE

PORTOLA VALLEY, CA

DRAWN BY
CHECKED BY
PROJECT NO 0702

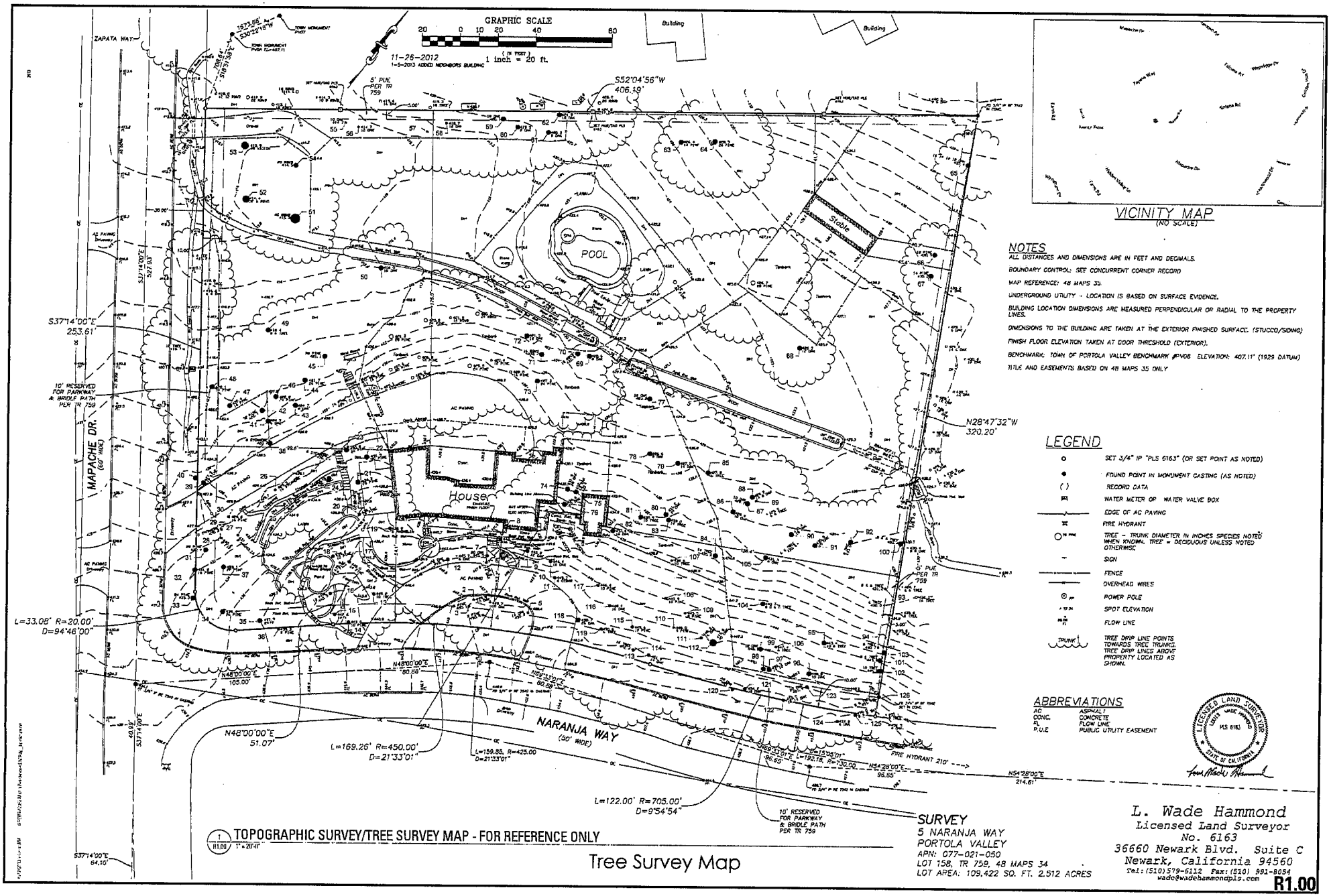
DATE ISSUE
06.12.14 ARC APPLICATION

LICENSED ARCHITECT
STATE OF CALIFORNIA

GREENPOINT RATED CHECKLIST

SCALE NTS

G0.02



VICINITY MAP
(NO SCALE)

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BOUNDARY CONTROL: SEE CONCURRENT CORNER RECORD

MAP REFERENCE: 48 MAPS 35.

UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.

DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. (STUCCO/SIDING)

FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).

BENCHMARK: TOWN OF PORTOLA VALLEY BENCHMARK #PV08 ELEVATION: 407.11' (1929 DATUM)

TITLE AND EASEMENTS BASED ON 48 MAPS 35 ONLY

LEGEND

○	SET 3/4" IP "PLS 6163" (OR SET POINT AS NOTED)
●	FOUND POINT IN MONUMENT CASTING (AS NOTED)
( )	RECORD DATA
WM / WV	WATER METER OR WATER VALVE BOX
	EDGE OF AC PAVING
	FIRE HYDRANT
○ 36" PINE	TREE - TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN. TREE = DECIDUOUS UNLESS NOTED OTHERWISE
	SIGN
	FENCE
	OVERHEAD WIRES
	POWER POLE
	SPOT ELEVATION
	FLOW LINE
TRUNK	TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.

ABBREVIATIONS

AC	ASPHALT
CONC.	CONCRETE
FL	FLOW LINE
P.U.E.	PUBLIC UTILITY EASEMENT

LICENSED LAND SURVEYOR — L. WADE HAMMOND — PLS 6163 — STATE OF CALIFORNIA

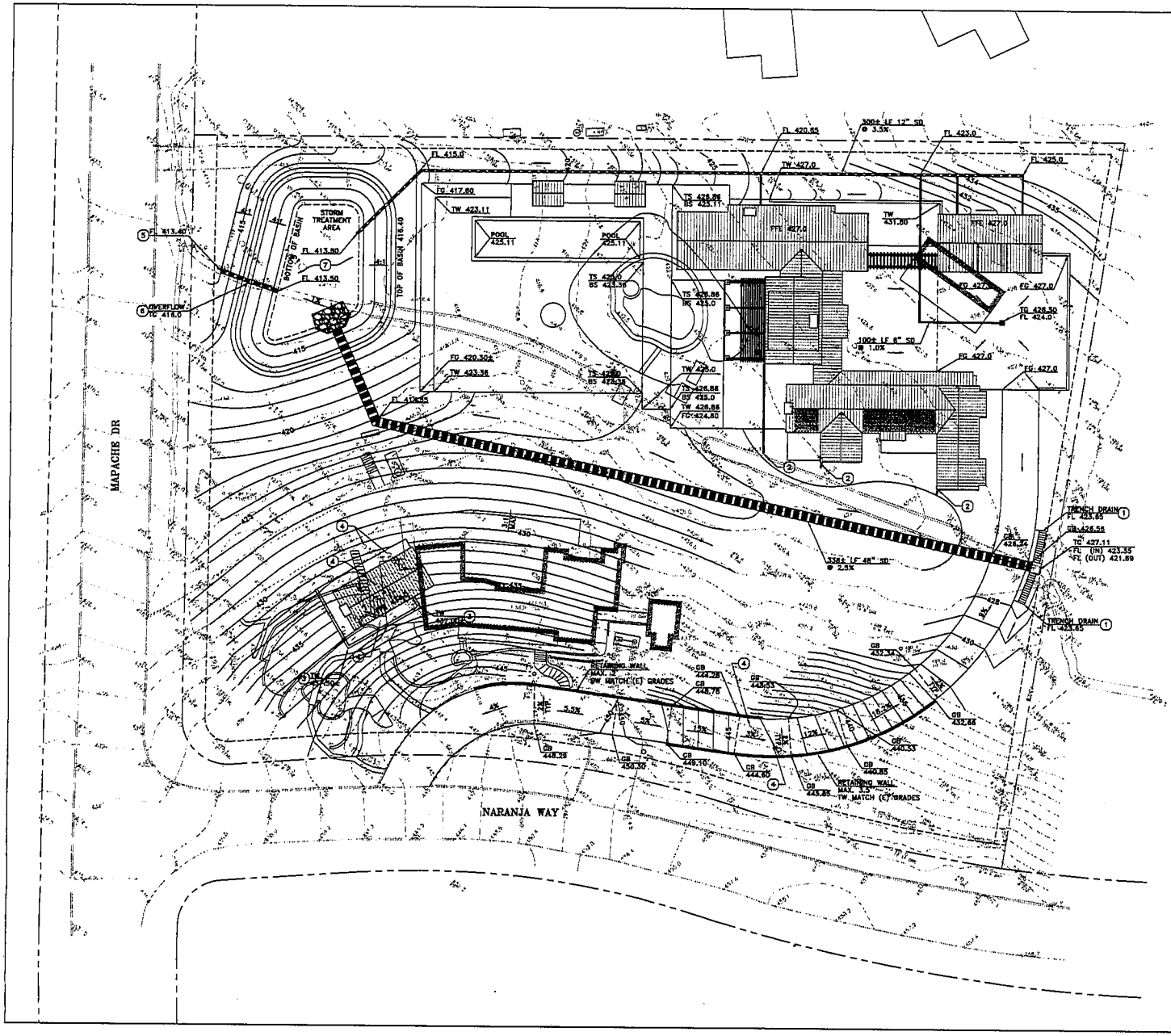
1 R1.00 TOPOGRAPHIC SURVEY/TREE SURVEY MAP - FOR REFERENCE ONLY
1" = 20'-0"

Tree Survey Map

SURVEY
5 NARANJA WAY
PORTOLA VALLEY
APN: 077-021-050
LOT 158, TR 759, 48 MAPS 34
LOT AREA: 109,422 SQ. FT. 2.512 ACRES

L. Wade Hammond
Licensed Land Surveyor
No. 6163
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510)579-6112 Fax: (510) 891-8054
wade@wadehammondpls.com

R1.00



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

GRADING GENERAL NOTES:

1. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. STORM DRAIN PIPE BEDDING & TRENCH BACKFILL SHALL BE INSTALLED PER DETAIL 4/DT01
6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE WATERPROOFED AS REQUIRED BY WATERPROOFING CONSULTANT.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
8. CONTRACTOR SHALL REFER TO GEOTECH REPORT REGARDING FOUNDATION AND GRADING PREPARATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.
10. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
11. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

LEGEND

- = FLOW DIRECTION
- = GRADE BREAK
- 500 = FG CONTOUR
- = PROPOSED STORM DRAIN LINE

ABBREVIATIONS:

BS	= BOTTOM OF STEP ELEVATION	GB	= GRADE BREAK ELEVATION
BW	= BOTTOM OF WALL ELEVATION	FL	= FLOWLINE
C	= TOP OF CONCRETE ELEVATION	TG	= TOP OF GRATE
E	= EXISTING	TS	= TOP OF STEP ELEVATION
FFE	= FINISH FLOOR ELEVATION	TW	= TOP OF WALL ELEVATION
FG	= FINISH GRADE ELEVATION	TYP.	= TYPICAL

GRADING NOTES

1. = 36" WIDE TRENCH DRAIN
2. = RAINWATER LEADER LOCATION. INSTALL CONCRETE SPLASH PAD (REFER TO ARCH. PLANS FOR EXACT LOCATION)
3. = MATCH EXISTING GRADE
4. = EXISTING TREE TO BE REMOVED
5. = CONNECT TO EXISTING DITCH
6. = OUTFALL STRUCTURE
7. = FIELD ADJUST DETENTION GRADING TO PROVIDE MORE NATURAL SLOPE

EARTHWORK VOLUME (* EXCLUDES BUILDING PAD)

CUT = 970 CY
FILL = 2,800 CY
NET = 1,830 CY (FILL)

GRADING AND DRAINAGE PLAN
MAFFIA RESIDENCE
5 NARANJA WAY
PORTOLA VALLEY, CA

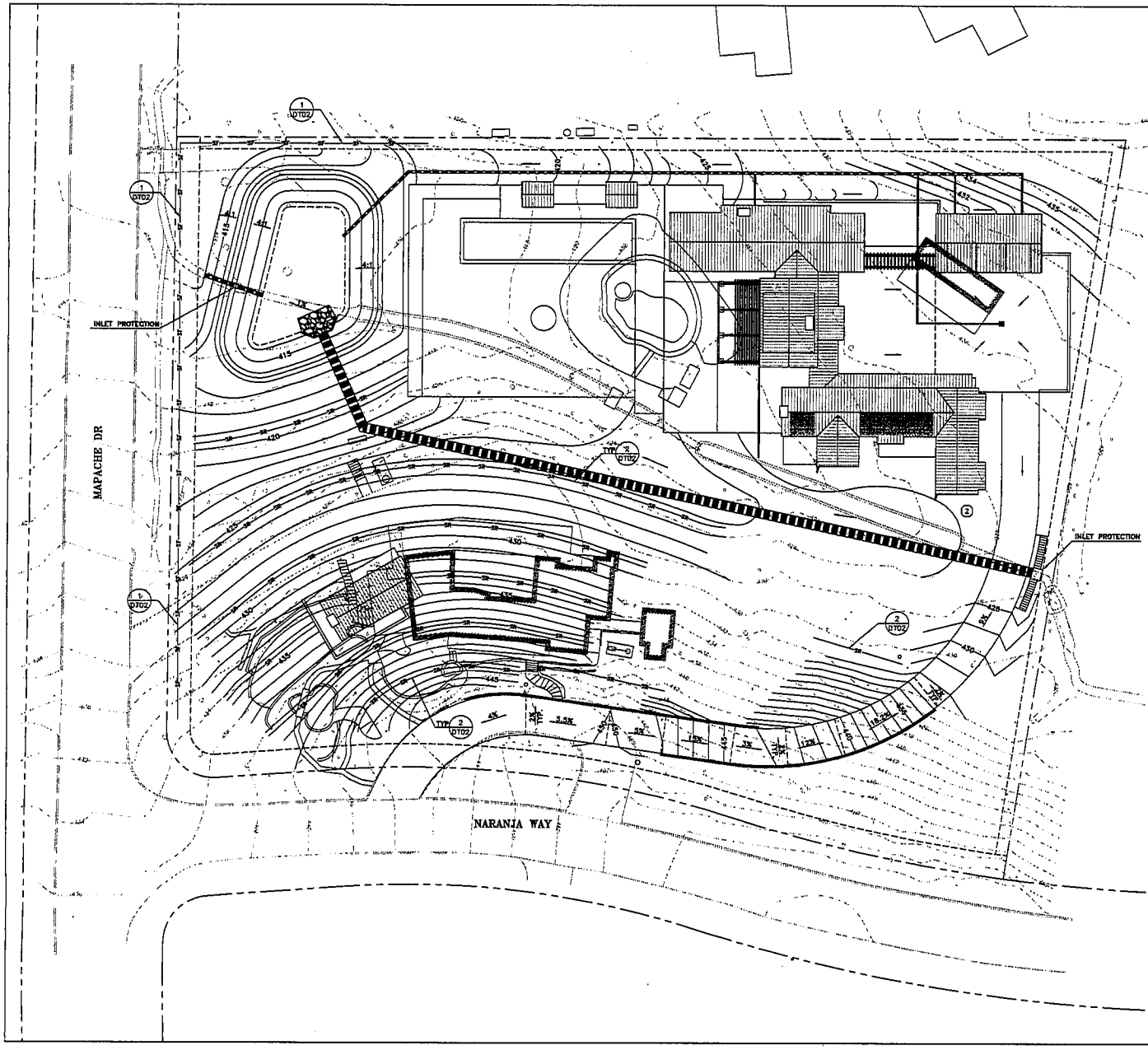
DATE	DESCRIPTION
01/7/13	ASSC.

FREYER & LAURETTA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
141 Iliff, San Mateo Drive • San Mateo, CA 94401
(650) 579-3311 • FAX (650) 579-3315 • www.freyerlauretta.com

DATE	09/09/13
SCALE	
DESIGNED	H.C.L.
DRAWN	H.C.L.
CHECKED	R.A.
PROJ. ENGR	H.C.L.

SHEET
C01
OF 2 SHEETS

JOB NO
217001



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.

2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.

3. IF HYDROSEEDING IS NOT USED, THEN OTHER METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF: 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. CONTACT TOWN OF PORTOLA VALLEY FOR APPROVED SEED MIX. UTILIZE EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.

4. DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.

5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FORM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

7. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.

9. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATELY REMEDY SHALL OCCUR.

10. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

11. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.

12. DEMOLITION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

13. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

14. WITH THE APPROVAL OF THE CITY INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.

DEMOLITION NOTES:

1. THE EXISTING BUILDING SHALL BE REMOVED ENTIRELY. NO GRADING REQUIRED BEYOND REPAIR AT FOUNDATION REMOVAL AREAS.
2. LOCATE AND MARK ALL UNDERGROUND UTILITIES. THE UTILITIES SHALL BE TREATED AS FOLLOWS:

WATER SERVICE
- A. EXISTING WATER SHALL BE CAPPED AND REMOVED IF NECESSARY FOR NEW CONSTRUCTION.

ELECTRICAL SERVICE
- A. ELECTRICAL LINE SHALL BE PROTECTED IN PLACE.

GAS SERVICE
- A. GAS LINE SHALL BE PROTECTED IN PLACE.

LEGEND

= CONCRETE DISSIPATOR

SF = SILT FENCE WITH STRAW ROLL (1/DT02)

SR = STRAW ROLL ON SLOPE (2/DT02)

ABBREVIATIONS:
SF = SILT FENCE
SR = STRAW ROLL

EROSION CONTROL PLAN
MAFFIA RESIDENCE
5 NARANJA WAY
PORTOLA VALLEY, CA

DESCRIPTION	DATE	BY
ASCC	6/10/13	

FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
141 North El Molino Drive • San Mateo, CA 94401
(650)344-7901 • Fax (650)344-8601 • www.freyerlaureta.com

DATE	6/20/13
SCALE	
DESIGNED	HCL
DRAWN	HCL
CHECKED	R.E.
PROJ ENGR	HCL

SHEET
C02
OF 2 SHEETS

JOB NO
217001

Plant List

Qty	Key	Botanical Name	Common Name	Size	Notes
Trees					
4	ACM	Acer macrophyllum	Big Leaf Maple	24" Box	
4	QUA	Quercus agrifolia	Coast Live Oak	24" Box	
12	COE	Cornus x 'Eddie's White Wonder'	Dogwood	24" Box	
4	LAG	Lagerstroemia indica 'Natchez'	Natchez Crapemyrtle	36" Box	
Shrubs					
29	BUD	Buddleia Lo & Behold 'Blue Chip'	Blue Chip Dwarf Butterfly Bush	1 GAL	
15	CAC	Carpenteria californica	California Bush Anemone	5 Gal	
26	BUX	Buxus 'Green Velvet'	Green Velvet Boxwood	5 GAL	
7	PRU	Prunus ilicifolia	Hollyleaf Cherry	24" box	
27	COR	Correa x 'Ivory Bells'	Ivory Bells Australian Fuchsia	5 Gal	
21	HYD	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydrangea	1 Gal	
11	MYR	Myrica californica	Pacific Wax Myrtle	24" Box	
20	WES	Weigelia florida	Weeping	5 GAL	
10	CES	Ceanothus x 'Snowball'	White California Lilac	5 Gal	
21	CER	Ribes sanguineum 'White Icicle'	White Icicle Flowering Currant	24" Box	
Perennials					
64	NEP	Nepeta x faassenii 'Snowflake'	Catmint	1 Gal	
12	IRI	Iris douglasiana	Douglas Iris	1 Gal	
176	LAV	Lavandula stoechas 'Bella White'	French Lavender	1 GAL	
Ornamental Grasses					
146	MUH	Muhlenbergia rigens	Deer Grass	1 Gal	
58	CAX	Carex tumulicola	Sedge	1 Gal	
Vines				**Vines**	
5	FIC	Ficus pumila	Creeping Fig	1 Gal	
2	CLE	Clematis armandii	Evergreen Clematis	1 Gal	White
4	ROS	Rosa banksiae 'Lutea'	Yellow Lady Banks Rose	1 GAL	
Seeds				**Vines**	
22609	SF	Bay Area Habitat Native Seed Mix			
16000	SF	Wet Meadow Mix	Note: Mix to be adjusted as soil conditions change		

Martha Residence Water Calculations
Arterra Landscape Architects
2013.06.14

Landscape Maximum Applied Water Allowance (MAWA)

MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]

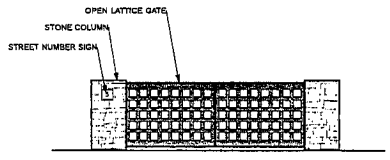
ETo (reference evapotranspiration for Portola Valley - Zone 3)	5.5
LA (landscaped area in sf)	16240
SLA (special landscaped area)	200
MAWA = 38959 gallons per year	

Landscape Estimated Total Water Use (ETWU)

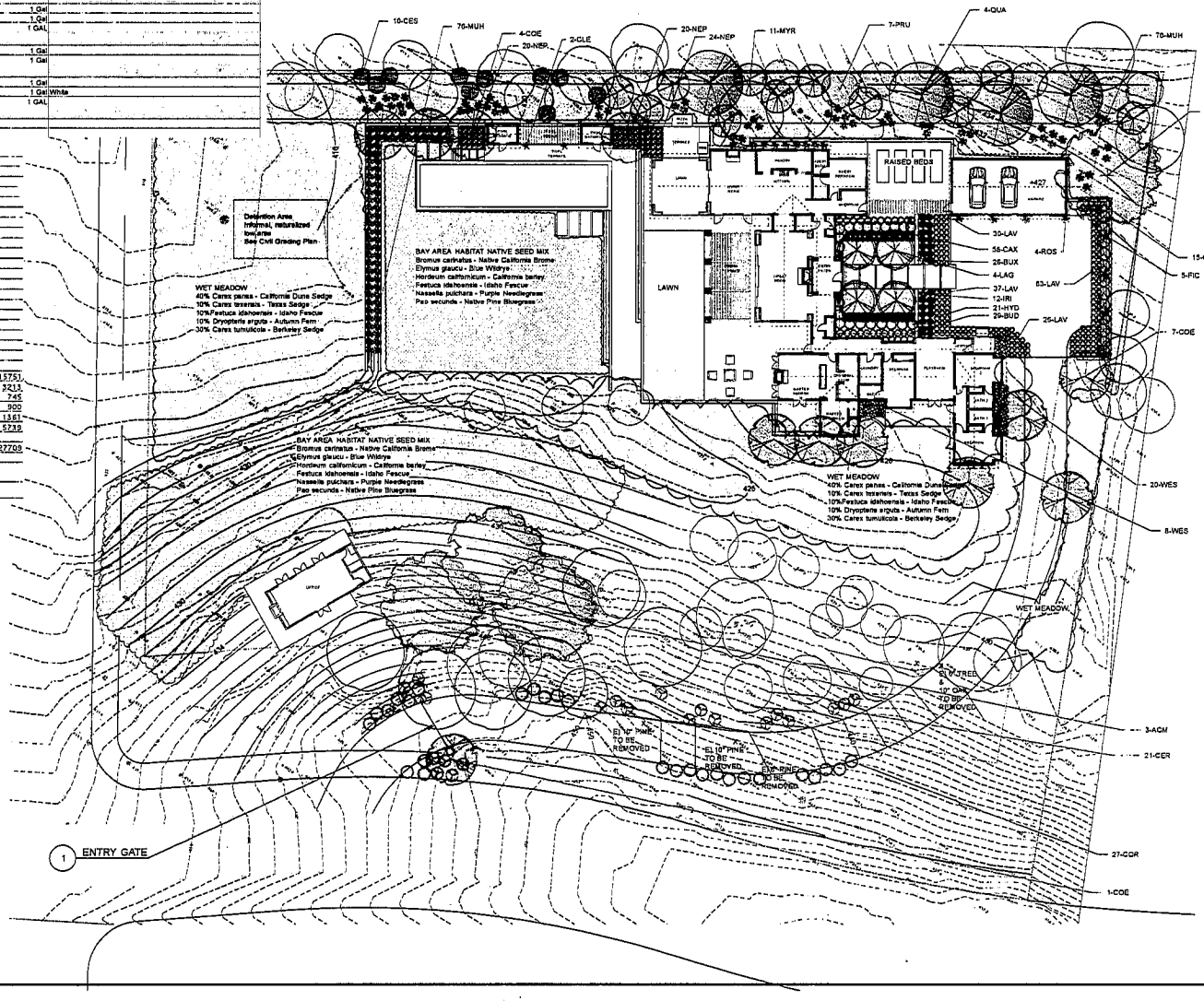
ETWU = (ETo) (0.62) [(PF x HA)/IE + SLA]

Area (see diagram)	Description	PF	HA (sf)	IE	SLA	ETWU
1	Back Hillside	0.4	10393	0.9	0	15751
2	Inner Courtyard	0.5	1686	0.9	0	3213
3	Drive Court	0.2	389	0.9	0	745
4	Trees	0.5	475	0.9	0	900
5	Driveway Sides	0.3	1197	0.9	0	1361
6	Turf	0.9	1496	0.8	0	5739
TOTAL			16240			27709

ETWU = 27709 gallons per year



1 ENTRY GATE ELEVATION
Scale: 1/4" = 1'-0"



ARTERRA Landscape Architects
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www.arterraLA.com
CA License # 3362

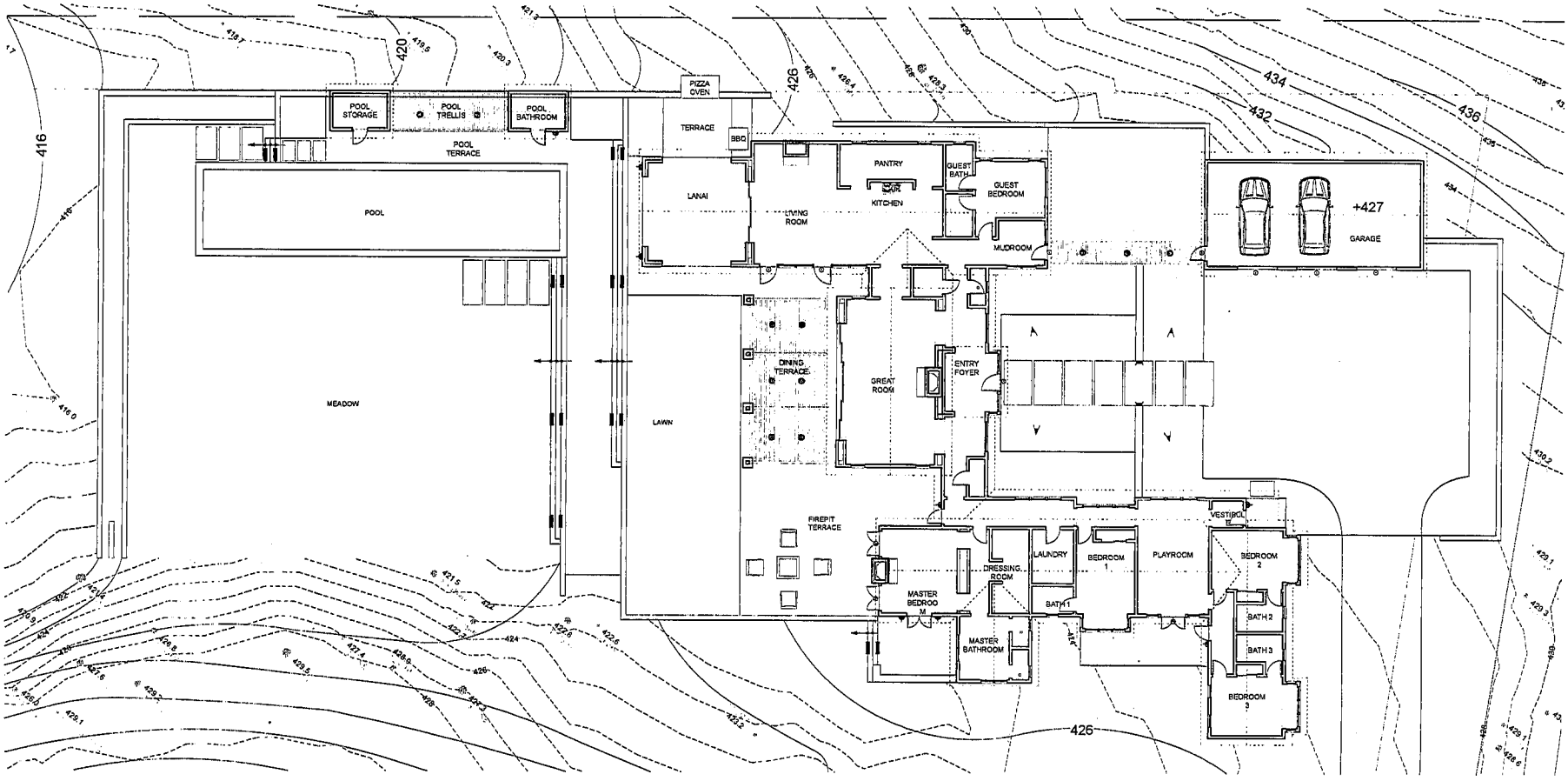
MAFFIA RESIDENCE
5 NARANJA WAY
PORTOLA VALLEY, CALIFORNIA
APN: 077-021-050

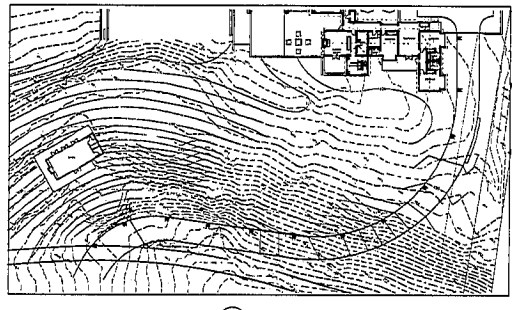
DATE:	SUBMITTAL
6.17.2013	ASCC APPLICATION

SCALE: 1"=20'-0"

PLANTING PLAN

L3.0





1 DRIVEWAYLIGHTING PLAN
Scale: 1" = 40 ft

LIGHTING LEGEND				
SYMBOL	DESCRIPTION	MANUFACTURER/MODEL	FINISH	
	STEP LIGHTS	HUNZA-Step Light Louvred Square LED-1Watt	Stainless Steel	
	WALL LIGHTS	BEGA-Recessed Wall with Louvre/21.85LED 3.4Watt	Brushed Nickel	
	TREE DOWN LIGHTS	SPJ LIGHTING/SPJ18-09-3Watt	Brushed Nickel	
	ARBOR DOWN LIGHTS	DESIGNPLAN/Quadro Down Light-LED-2Watt	Brushed Nickel	
	ARCHITECTURAL SCONCE	COOPER LIGHTING/660-WP Series-CPL1/26	Aluminum	
	ARCHITECTURAL WALL MOUNTED DOWN LIGHT	Hunza-Wall Down Light-20 Watt	Brushed Nickel	
	DRIVEWAY LIGHT	DESIGNPLAN/Snell-One Window-2.5Watt	Brushed Nickel	
NOTE: SYMBOL IS A GRAPHIC REPRESENTATION AND DOES NOT REFLECT ACTUAL SIZE				

ARTERRA Landscape Architects
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CA License # 3302

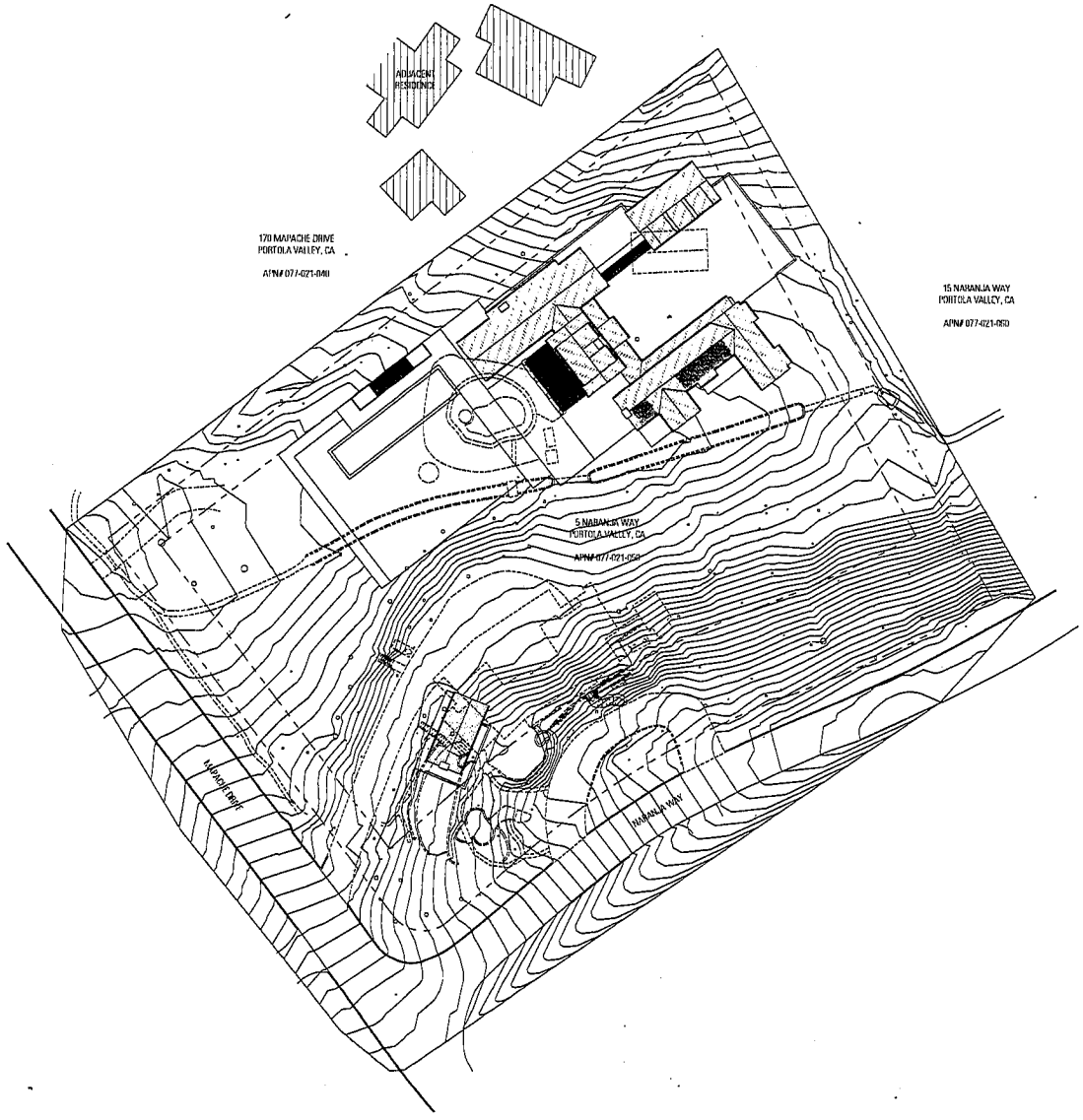
MAFFIA RESIDENCE
5 NARANJA WAY
PORTOLA VALLEY, CALIFORNIA
APN: 077-021-050

DATE:	SUBMITTAL
5 17 2013	ASCC APPLICATION

SCALE: 1"=10'-0"

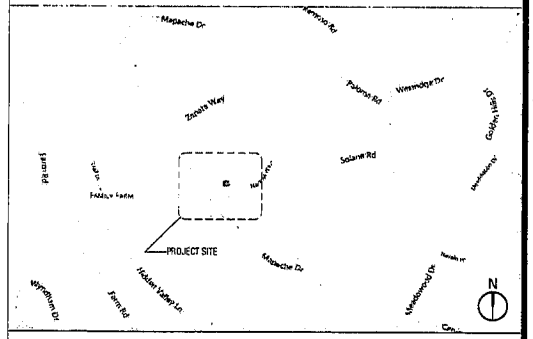
EXTERIOR LIGHTING PLAN

L5.0

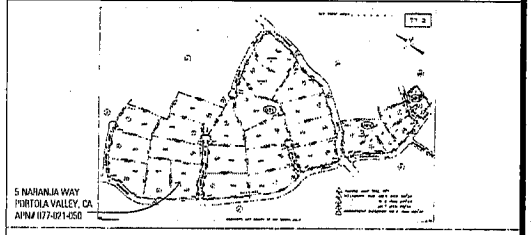


1 / A1.00 OVERALL SITE PLAN
1" = 30'-0"

VICINITY MAP



PARCEL MAP



PROJECT DATA & CODE SUMMARY

PROJECT ADDRESS:	5 NARANJA WAY, PORTOLA VALLEY, CA 94028	
ASSESSOR'S PARCEL NO.:	077-021-050	
ZONING DISTRICT:	RESIDENTIAL ESTATE (R-E); 2.5 ACRES/SLOPE DENSITY COMBINING DISTRICT (S-D)	
GEOLOGIC ZONE:	Sm/Pk (UNCONSOLIDATED GRANULAR MATERIAL/UNSTABLE, UNCONSOLIDATED MATERIAL <10')	
FLOOD ZONE:	ZONE C	
CONSTRUCTION TYPE:	TYPE V-B	
SPRINKLERED:	FULLY SPRINKLERED	
OCCUPANCY GROUP:	R-3	
HEIGHT LIMIT:	28'-0" MEASURED FROM EXISTING GRADE TO POINT DIRECTLY ABOVE	
MAXIMUM HEIGHT LIMIT:	34'-0" MEASURED FROM LOWEST POINT OF FINISHED GRADE TO HIGHEST POINT	
STORIES / ACTUAL HEIGHT:	1-STORY / 20'-0"	
ALLOWABLE AREA:	ADJUSTED MAXIMUM FLOOR AREA (ALL STRUCTURES)	7,372 SF
	85% OF ADJUSTED MAXIMUM FLOOR AREA (MAIN RESIDENCE AND GARAGE)	6,267 SF
	ADJUSTED MAXIMUM IMPERVIOUS SURFACE (AMIS)	12,663 SF
BUILDING AREA:	MAIN RESIDENCE:	5281 SF
	DETACHED GARAGE	998 SF
	SUBTOTAL:	6279 SF (< 6,267 SF)
ACCESSORY STRUCTURES:	POOL CABANA:	192 SF
	DETACHED OFFICE	629 SF (< 750 SF)
	SUBTOTAL:	821 SF
	TOTAL FLOOR AREA:	7070 SF (< 7,372 SF)
	LANAI/COVERED PORCH (UNCONDITIONED):	487 SF
	GRAND TOTAL:	7645 SF
LAND USAGE:	PARCEL AREA:	2.5 ACRES (108,900 SF)
	ADJUSTED PARCEL AREA:	2.3508 ACRES (102,747 SF)
	AVERAGE SLOPE:	11.3%
PARKING SPACES	2 (COVERED)	

BAR ARCHITECTS

941 HOWARD STREET, San Francisco, Ca 94103
T: 415.243.4700, F: 415.243.4701, WWW.BARARCH.COM

MAFFIA RESIDENCE
PORTOLA VALLEY, CA

DRAWN BY: JMP
CHECKED BY: RB
PROJECT NO: 12162

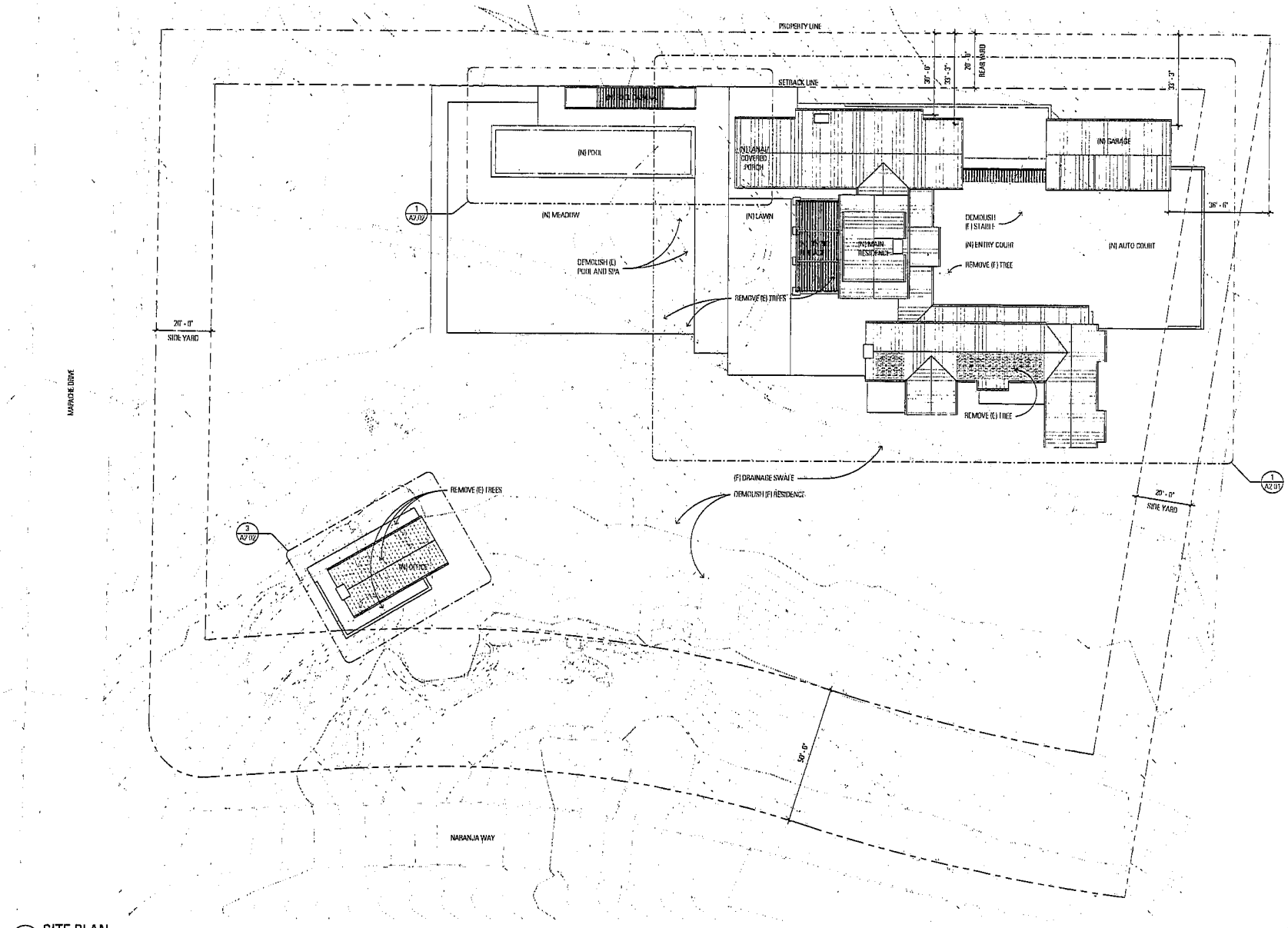
DATE	ISSUE
10.17.11	ASC APPLICATION

LICENSED ARCHITECT
STATE OF CALIFORNIA

OVERALL SITE PLAN AND PROJECT INFORMATION

SCALE: 1" = 30'-0"

A1.00



1 / A1.01 SITE PLAN 1/16" = 1'-0"

BAR ARCHITECTS

MAFFIA RESIDENCE

PORTOLA VALLEY, CA

DRAWN BY RP
CHECKED BY RB
PROJECT NO 1306

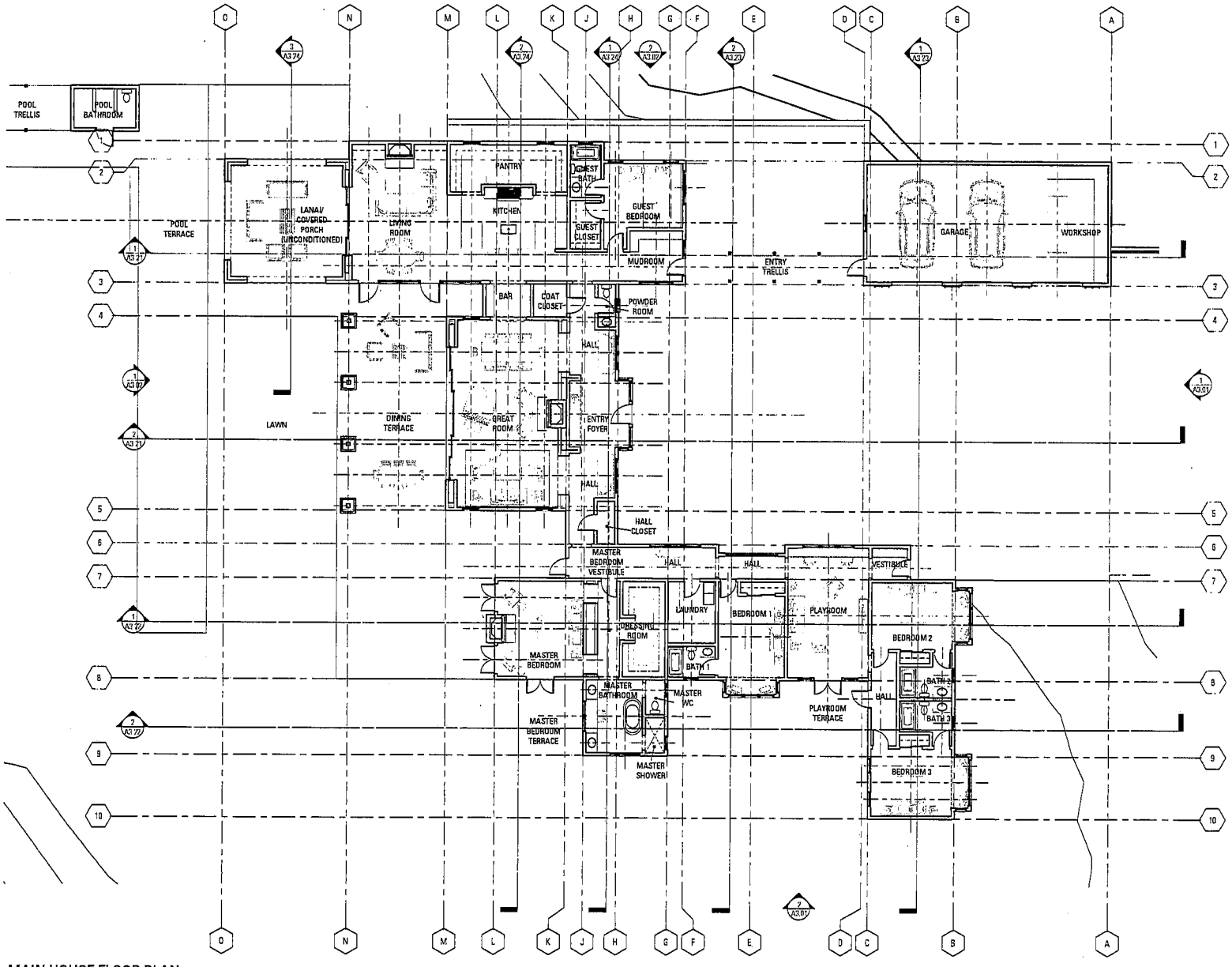
DATE ISSUE
06.12.13 ASR + APPLICATION

LICENSED ARCHITECT STATE OF CALIFORNIA

SITE PLAN

SCALE 1/16" = 1'-0"

A1.01



1 A2.01 MAIN HOUSE FLOOR PLAN
1/8" = 1'-0"

BAR ARCHITECTS

843 HOWARD STREET, SAN FRANCISCO, CA 94103
T 415 293 8096 F 415 293 8265, WWW.BARARCH.COM

MAFFIA RESIDENCE

PORTOLA VALLEY, CA

DRAWN BY JP
CHECKED BY RB
PROJECT NO 1006

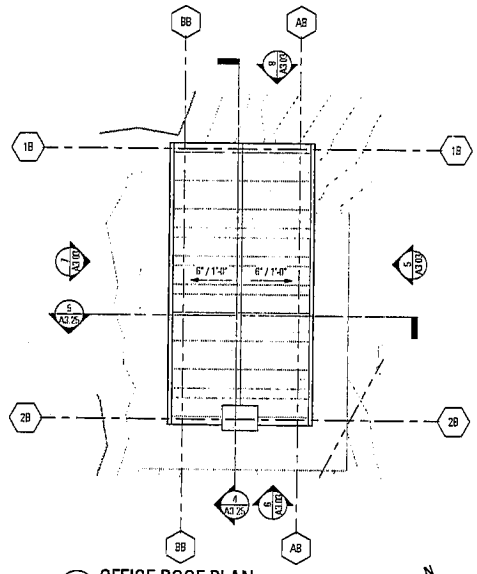
DATE	ISSUE
09.27.12	ASP-1 APPLICATION

LICENSED ARCHITECT STATE OF CALIFORNIA

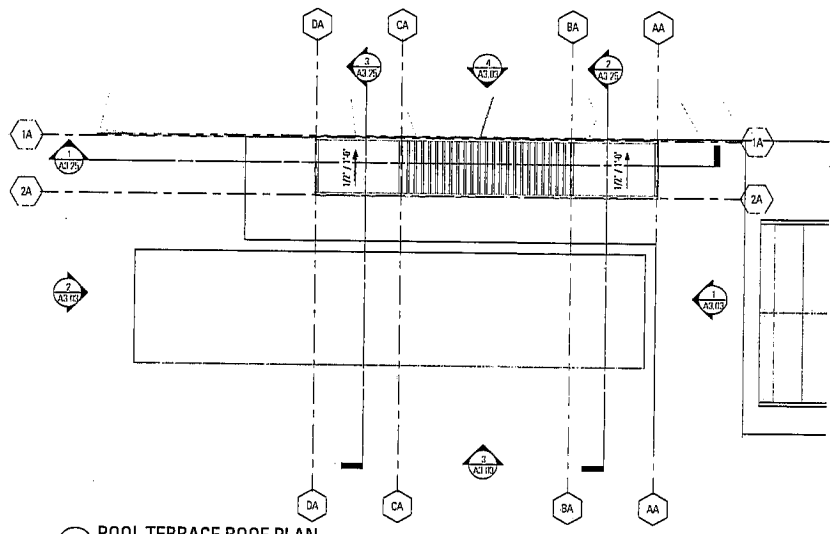
MAIN HOUSE FLOOR PLAN

SCALE 1/8" = 1'-0"

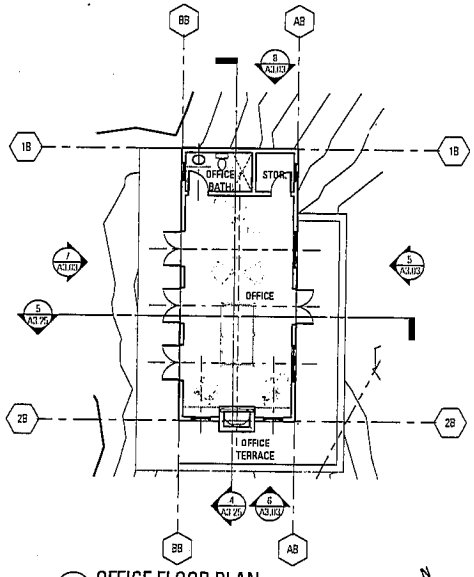
A2.01



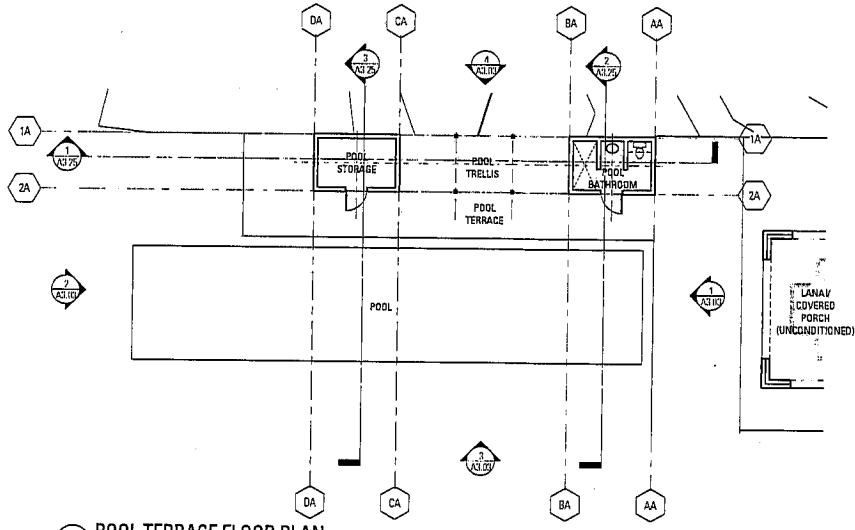
4 A2.02 OFFICE ROOF PLAN 1/8" = 1'-0"



2 A2.02 POOL TERRACE ROOF PLAN 1/8" = 1'-0"



3 A2.02 OFFICE FLOOR PLAN 1/8" = 1'-0"



1 A2.02 POOL TERRACE FLOOR PLAN 1/8" = 1'-0"

BAR ARCHITECTS

MAFFIA RESIDENCE

PORTOLA VALLEY, CA

DRAWN BY AP
CHECKED BY BB
PROJECT NO 1209C

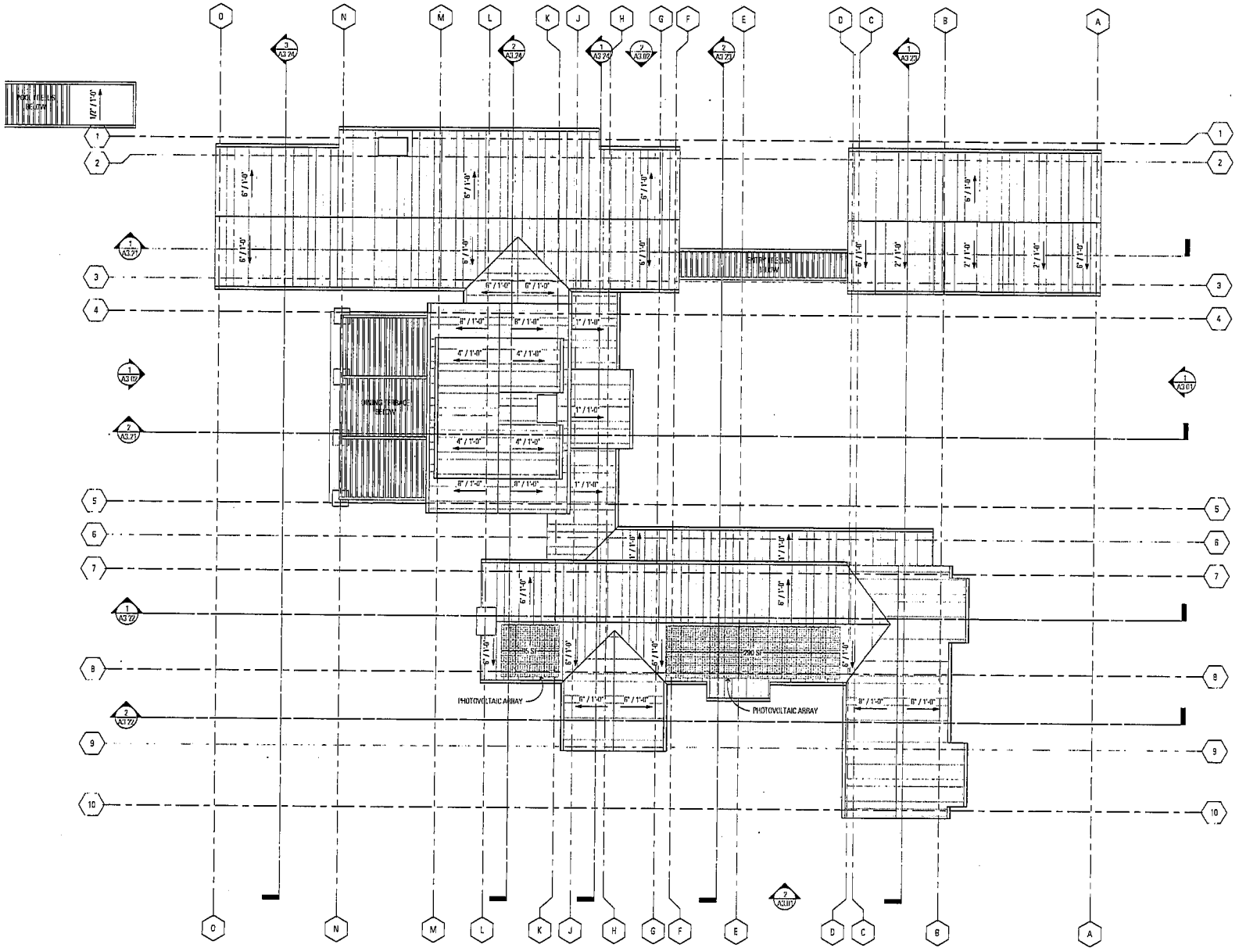
DATE	ISSUE
06.17.11	ASSC APPLICATION

LICENSED ARCHITECT STATE OF CALIFORNIA

ACCESSORY STRUCTURE FLOOR AND ROOF PLANS

SCALE 1/8" = 1'-0"

A2.02



1 A2.11 MAIN HOUSE ROOF PLAN
1/8" = 1'-0"

N

BAR ARCHITECTS

MAFFIA RESIDENCE
PORTOLA VALLEY, CA

DRAWN BY
CHECKED BY
PROJECT NO

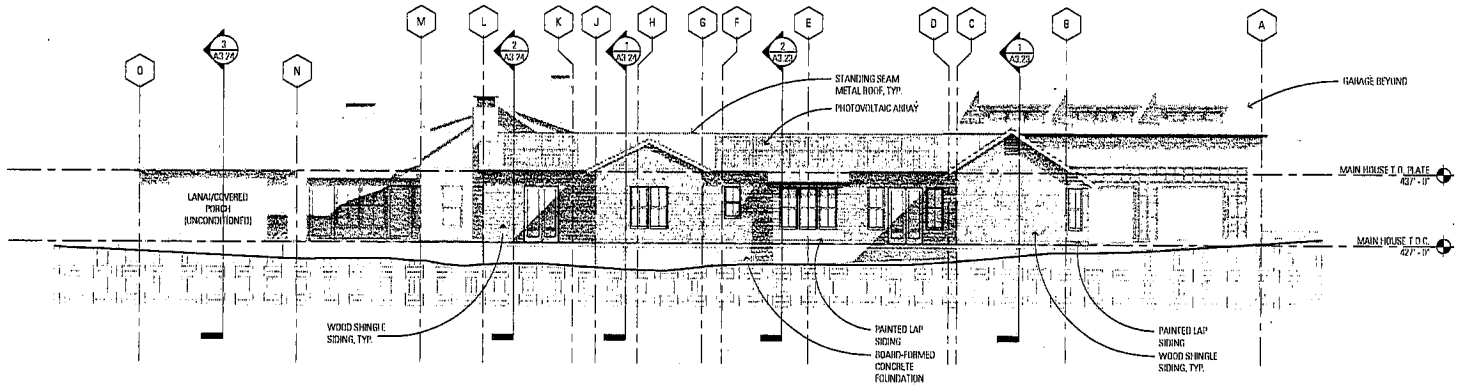
DATE ISSUE
ASL APPLICATION

LICENSED ARCHITECT STATE OF CALIFORNIA

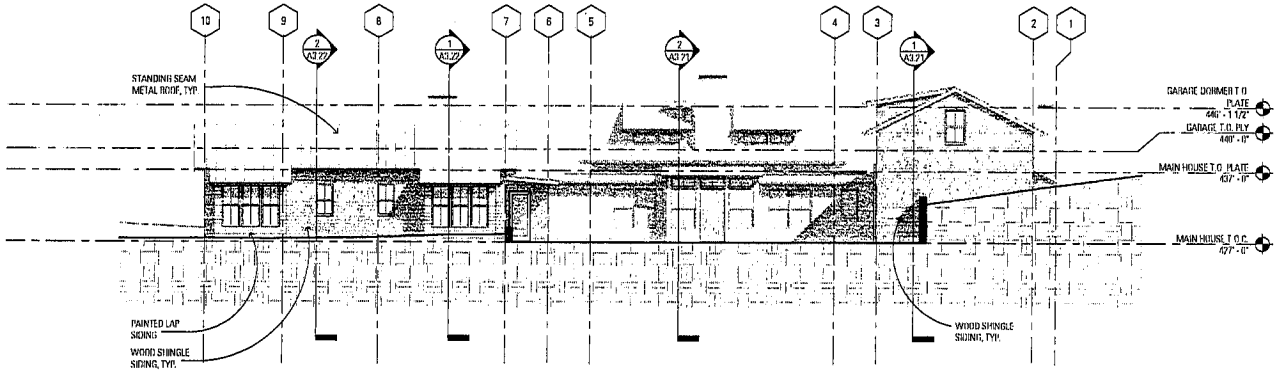
MAIN HOUSE ROOF PLAN

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

A2.11



2 / A3.01 MAIN HOUSE SOUTH ELEVATION
1/8" = 1'-0"



1 / A3.01 MAIN HOUSE EAST ELEVATION
1/8" = 1'-0"

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MAFFIA RESIDENCE
PORTOLA VALLEY, CA

DRAWN BY JP
CHECKED BY TO
PROJECT # 1206

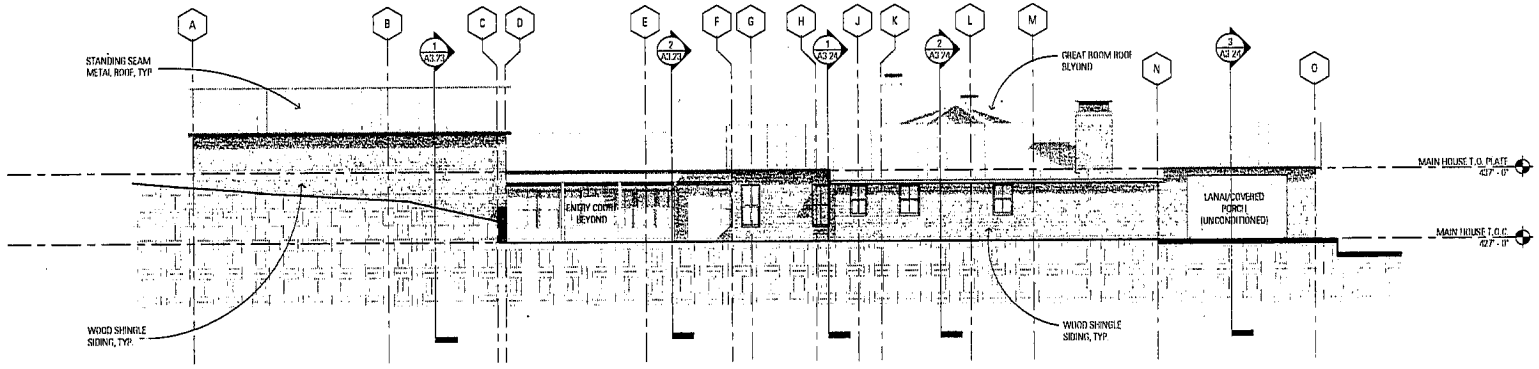
DATE ISSUE
10.17.11 ARC APPLICATION

LICENSED ARCHITECT STATE OF CALIFORNIA

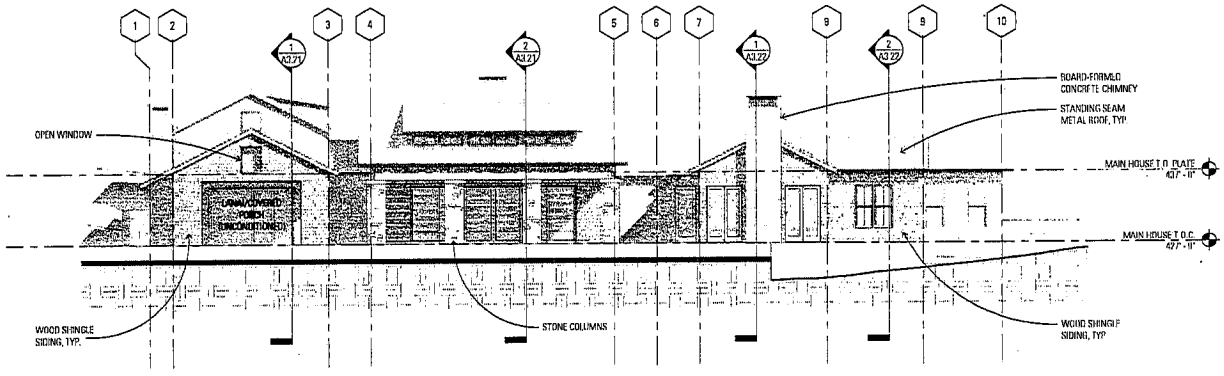
MAIN HOUSE EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

A3.01



2 / A3.02 MAIN HOUSE NORTH ELEVATION
1/8" = 1'-0"



1 / A3.02 MAIN HOUSE WEST ELEVATION
1/8" = 1'-0"

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MAFFIA RESIDENCE
PORTOLA VALLEY, CA

DRAWN BY GP
CHECKED BY RB
PROJECT NO 1210.2

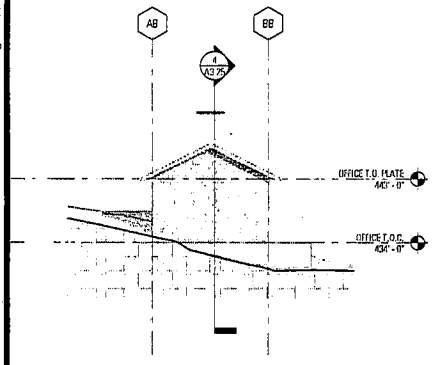
DATE	ISSUE
05.17.13	ASP / APPLICATION

LICENSED ARCHITECT STATE OF CALIFORNIA

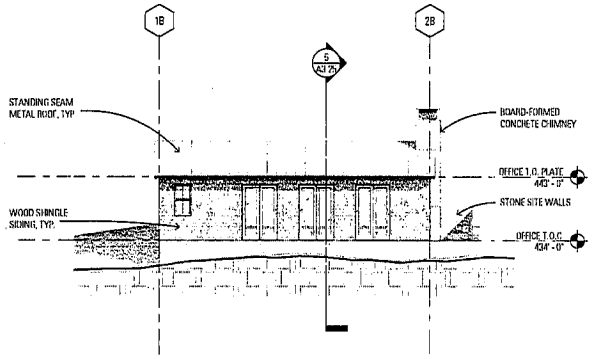
MAIN HOUSE EXTERIOR ELEVATIONS

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

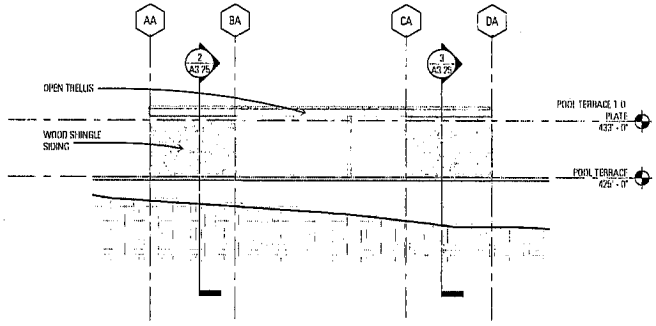
A3.02



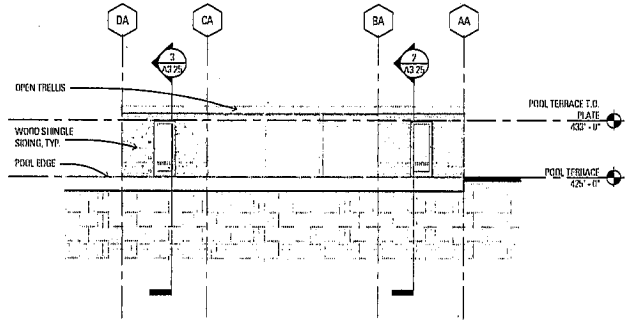
8 / A3.03 OFFICE EAST ELEVATION
1/8" = 1'-0"



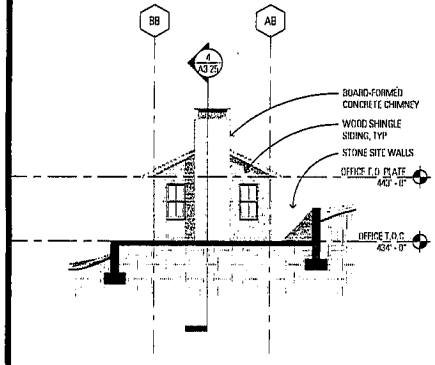
7 / A3.03 OFFICE NORTH ELEVATION
1/8" = 1'-0"



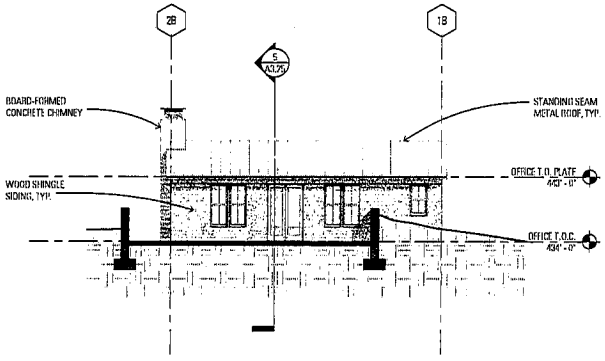
4 / A3.03 POOL TERRACE NORTH ELEVATION
1/8" = 1'-0"



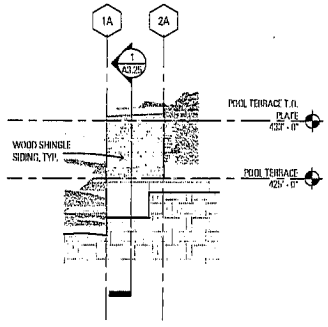
3 / A3.03 POOL TERRACE SOUTH ELEVATION
1/8" = 1'-0"



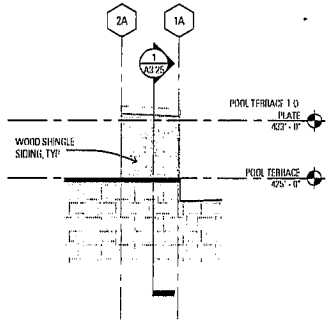
6 / A3.03 OFFICE WEST ELEVATION
1/8" = 1'-0"



5 / A3.03 OFFICE SOUTH ELEVATION
1/8" = 1'-0"



2 / A3.03 POOL TERRACE WEST ELEVATION
1/8" = 1'-0"



1 / A3.03 POOL TERRACE EAST ELEVATION
1/8" = 1'-0"

B A R
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MAFFIA RESIDENCE
PORTOLA VALLEY, CA

DRAWN BY BP
CHECKED BY RB
PROJECT NO 1292

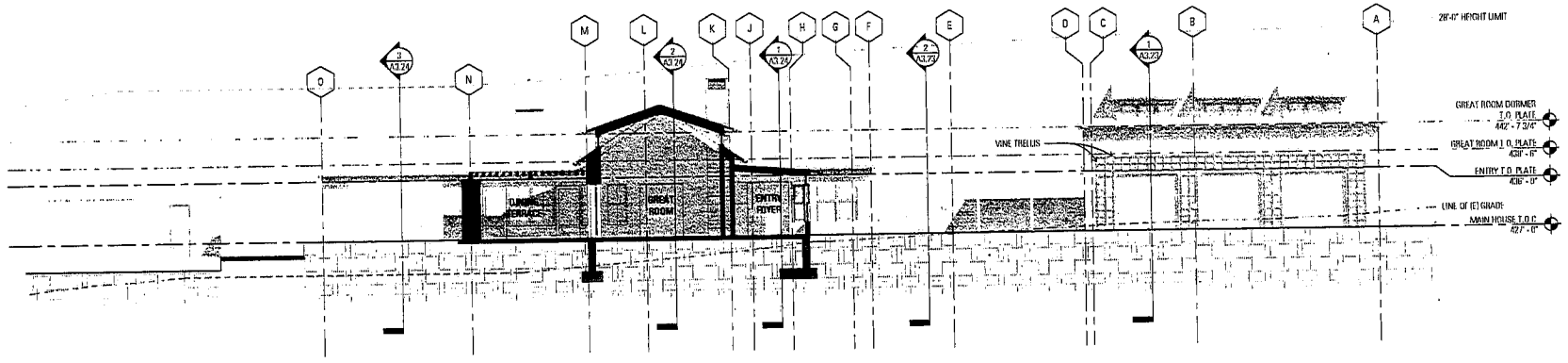
DATE	ISSUE
06.12.13	ARCH. APPLICATION

LICENSED ARCHITECT
STATE OF CALIFORNIA

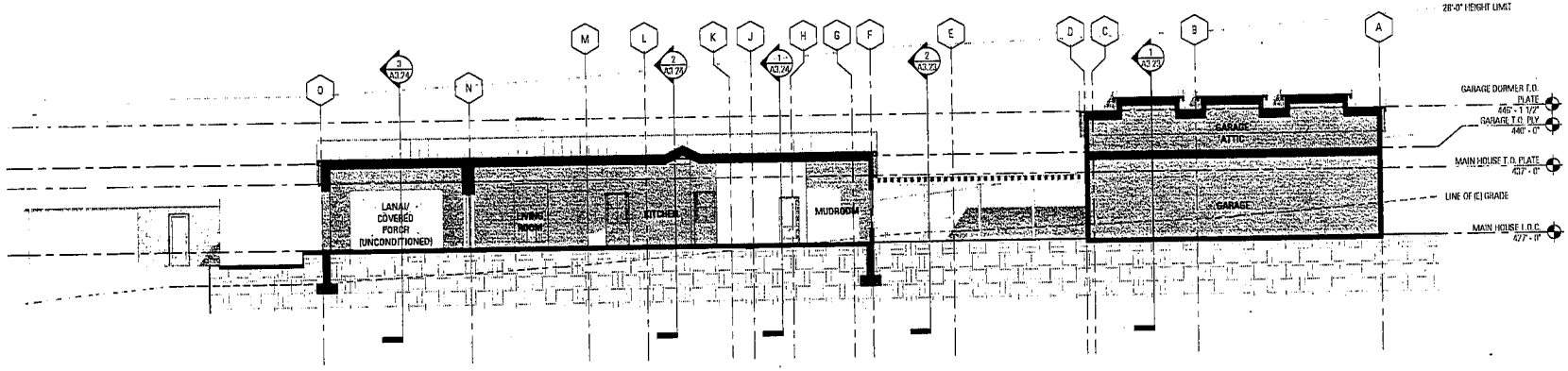
ACCESSORY STRUCTURE EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

A3.03



2 / A3.21 TRANSVERSE SECTION THROUGH GREAT ROOM
1/8" = 1'-0"



1 / A3.21 LONGITUDINAL SECTION THROUGH LENAI
1/8" = 1'-0"

BAR ARCHITECTS
543 HOWARD STREET, SAN FRANCISCO, CA 94105
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MAFFIA RESIDENCE

PORTOLA VALLEY, CA

DRAWN BY BF
CHECKED BY RB
PROJECT NO 1210

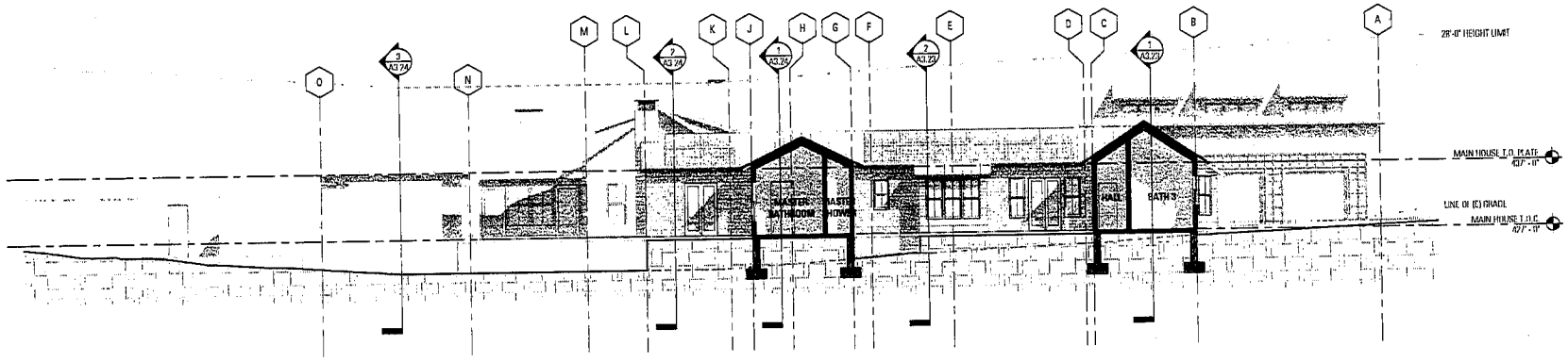
DATE	ISSUE
04.12.13	ARB APPLICATION

LICENSED ARCHITECT STATE OF CALIFORNIA

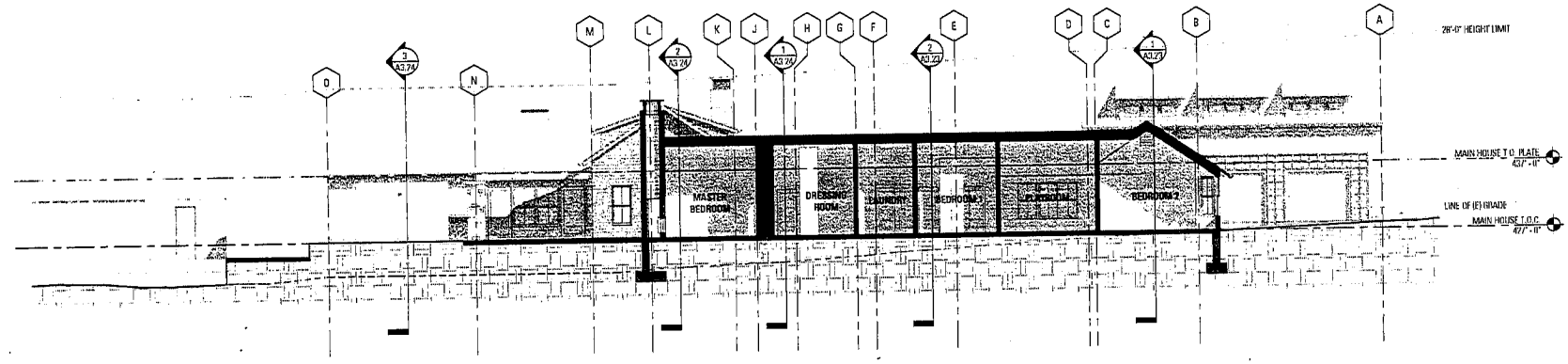
MAIN HOUSE BUILDING SECTIONS

SCALE 1/8" = 1'-0"

A3.21



2 / A3.22 TRANSVERSE SECTION THROUGH BEDROOM WING
1/8" = 1'-0"



1 / A3.22 LONGITUDINAL SECTION THROUGH MASTER BEDROOM
1/8" = 1'-0"

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PORTOLA VALLEY, CA

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CHECKED BY: RB
PROJECT NO: 1210

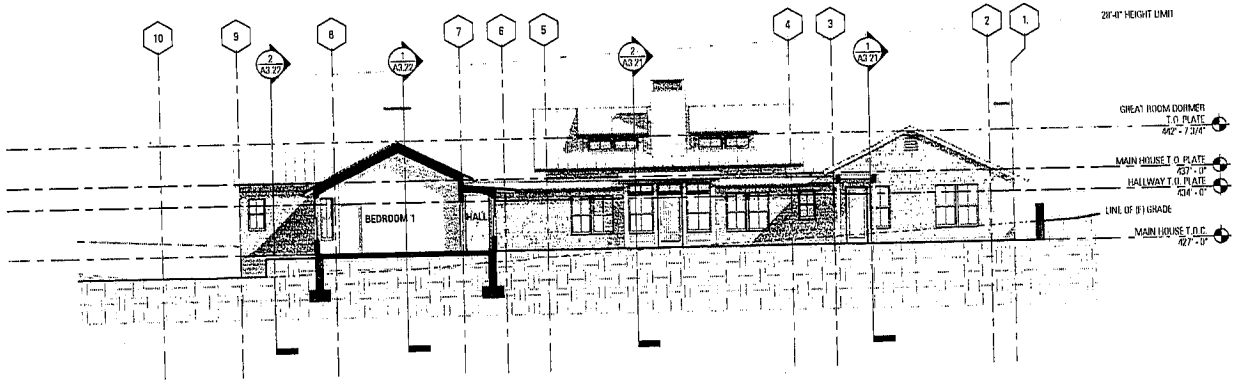
DATE	ISSUE
(E.I.R.)	AS / APPLICATION

LICENSED ARCHITECT
STATE OF CALIFORNIA

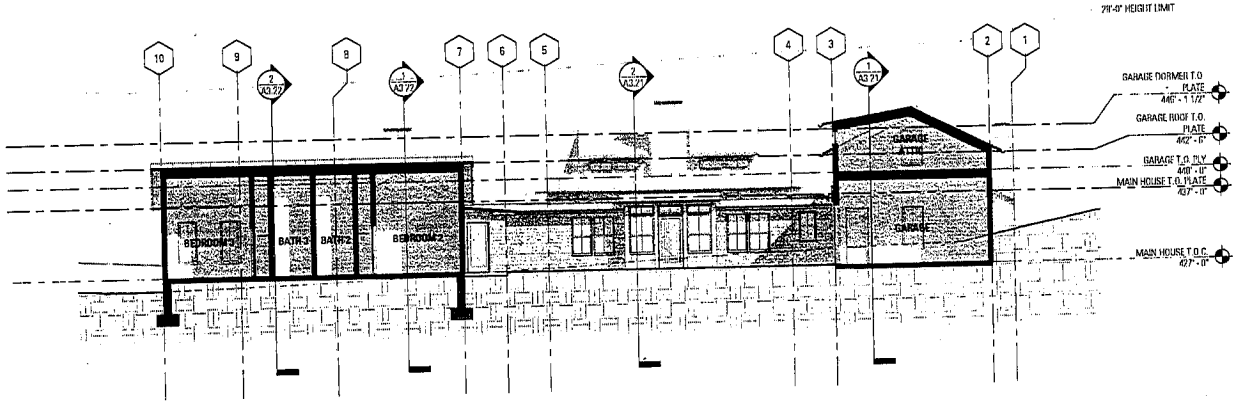
MAIN HOUSE BUILDING SECTIONS

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

A3.22



2 / A3.23 TRANSVERSE SECTION THROUGH ENTRY COURTYARD
1/8" = 1'-0"



1 / A3.23 TRANSVERSE SECTION THROUGH GARAGE
1/8" = 1'-0"

B A R ARCHITECTS
540 HOWARD STREET, SAN FRANCISCO, CA 94105
T. 415 293 5700, F 415 293 5701, WWW.BARARCH.COM

MAFFIA RESIDENCE
PORTOLA VALLEY, CA

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CHECKED BY
PROJECT NO 1210

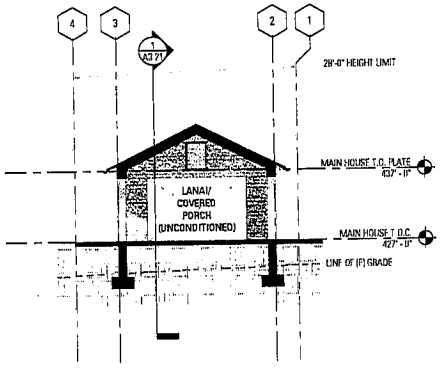
DATE ISSUE
DEC 17 13 ASC APPLICATION

LICENSED ARCHITECT STATE OF CALIFORNIA

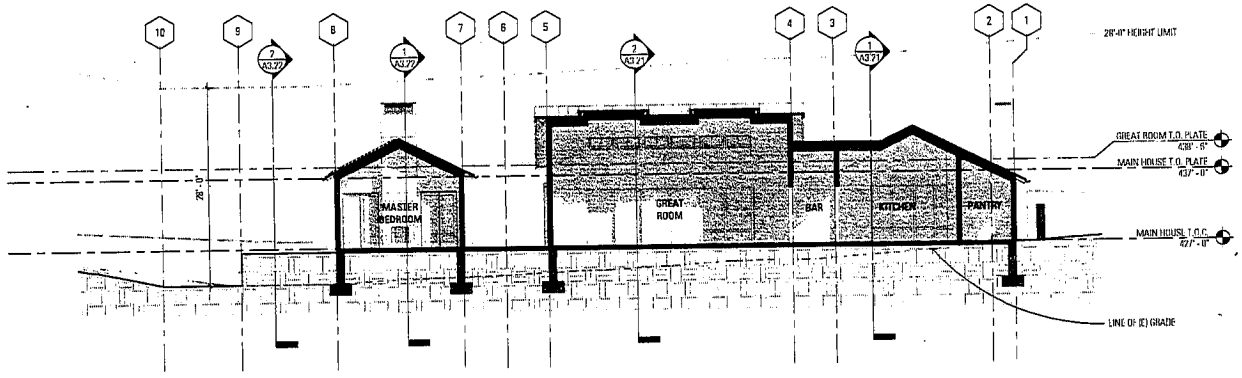
MAIN HOUSE BUILDING SECTIONS

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

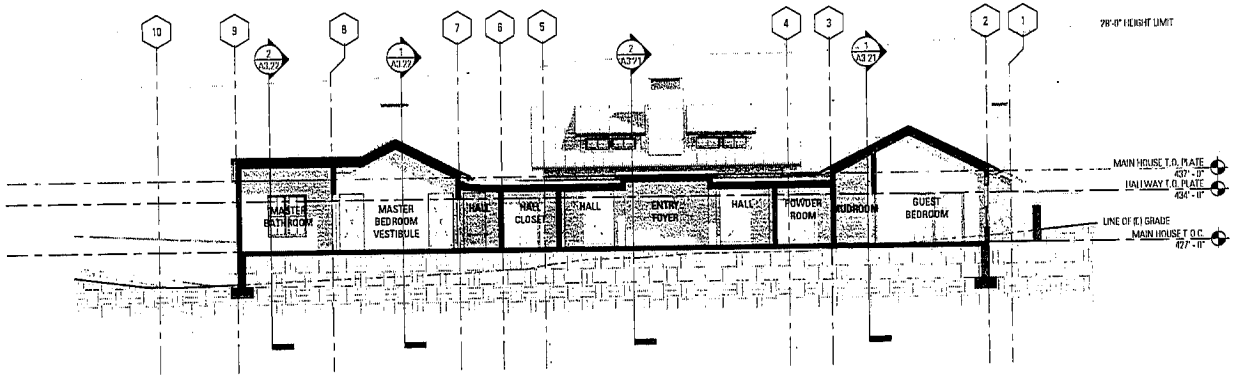
A3.23



3 A3.24 TRANSVERSE SECTION THROUGH LENAI
1/8" = 1'-0"



2 A3.24 LONGITUDINAL SECTION THROUGH GREAT ROOM
1/8" = 1'-0"



1 A3.24 LONGITUDINAL SECTION THROUGH HALLWAY
1/8" = 1'-0"

BAR
ARCHITECTS
943 HOWARD STREET, SAN FRANCISCO, CA 94103
T 415 243 0166, F 415 243 0170, WWW.BARARCH.COM

MAFFIA RESIDENCE

PORTOLA VALLEY, CA

DRAWN BY BT
CHECKED BY RB
PROJECT NO 1206

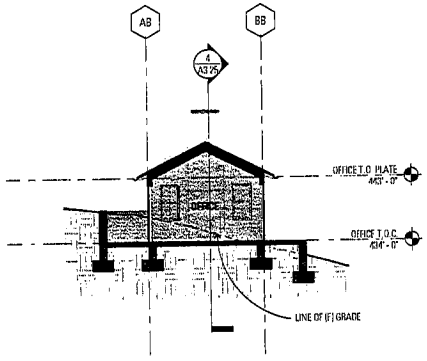
DATE	ISSUE
06.17.11	ARCHITECTURAL

LICENSED ARCHITECT
STATE OF CALIFORNIA

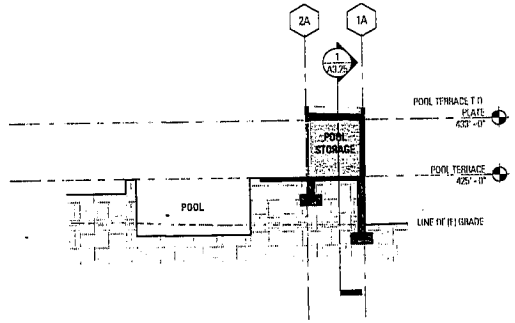
MAIN HOUSE BUILDING SECTIONS

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

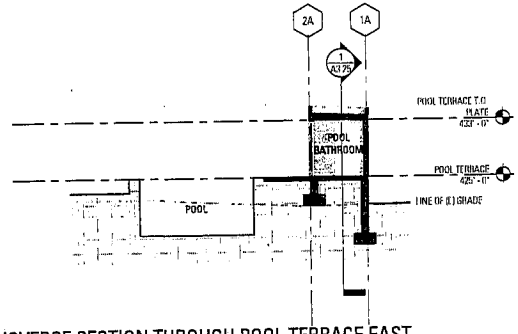
A3.24



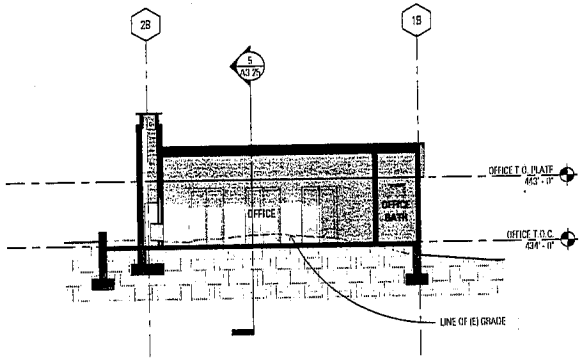
5 / A3.25 TRANSVERSE SECTION THROUGH OFFICE
1/8" = 1'-0"



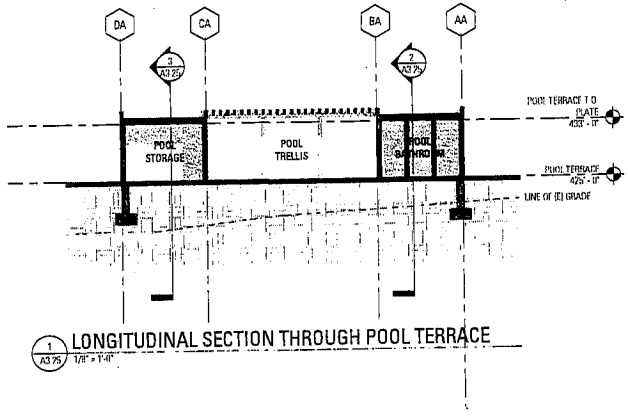
3 / A3.25 TRANSVERSE SECTION THROUGH POOL TERRACE WEST
1/8" = 1'-0"



2 / A3.25 TRANSVERSE SECTION THROUGH POOL TERRACE EAST
1/8" = 1'-0"



4 / A3.25 LONGITUDINAL SECTION THROUGH OFFICE
1/8" = 1'-0"



1 / A3.25 LONGITUDINAL SECTION THROUGH POOL TERRACE
1/8" = 1'-0"

BAR ARCHITECTS
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MAFFIA RESIDENCE

PORTOLA VALLEY, CA

DRAWN BY BP
CHECKED BY RB
PROJECT NO 12012

DATE	ISSUE
06.17.13	ASA APPLICATION

LICENSED ARCHITECT STATE OF CALIFORNIA

ACCESSORY STRUCTURES BUILDING SECTIONS

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

A3.25

RECEIVED

JUN 19 2013

OUTDOOR WATER USE EFFICIENCY CHECKLIST

RECEIVED
JUN 17 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.

Signature

6/14/2013
Date

Project Information

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

Applicant Name (print): GRETCHEN WHITTIER Contact Phone #: 415-861-3100

Project Site Address: 5 NARANJA WAY PORTOLA VALLEY

Project Area (sq.ft. or acre): 102,747 SF # of Units: # of Meters:

			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.): 32,000 SF (INCLUDES TEMP IRRIGATION)	☐ Tier 1 (1,000 - 2,500 sq.ft.) ☒ Tier 2 (> 2,500 sq.ft.)	☐	☐
	Turf Irrigated Area (sq.ft.): 1496		☐	☐
	Non-Turf Irrigated Area (sq.ft.): 26,213		☐	☐
	Special Landscape Area (SLA) (sq.ft.): 200 SF		☐	☐
	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 L3.0	☐	☐
	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 N/A	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).

GreenPoint Rated Checklist: Single Family

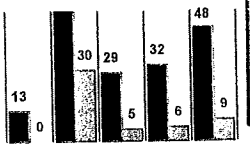
The GreenPoint Rated checklist tracks green features incorporated into the home. **A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.** GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose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

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

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

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

Total Points Targeted: 198



Single Family New Home 4.2 / 2008 Title 24

Enter Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
A. SITE		Possible Points					
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees						
Yes	a. Protect Topsoil and Reuse after Construction	2	1				1
Yes	b. Limit and Delineate Construction Footprint for Maximum Protection	1					1
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)						
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	Y				R	
No	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	0				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%)						
Yes	a. Walkway and Driveway Base	1				1	
Yes	b. Roadway Base	1				1	
Yes	**4. Cool Site: Reduce Heat Island Effect On Site**	1	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	7					
B. FOUNDATION		Possible Points					
≥20%	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	1				2	
No	**2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)**	0				2	
Yes	**3. Use Radon Resistant Construction** [*This credit is a requirement associated with J4: EPA IAP]	2			2		
Yes	**4. Install a Foundation Drainage System** [*This credit is a requirement associated with J4: EPA IAP]	2				2	
Yes	**5. Moisture Controlled Crawlspace** [*This credit is a requirement associated with J4: EPA IAP]	2			2		
	6. Design and Build Structural Pest Controls						
Yes	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	1				1	
Yes	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	1				1	
	Total Points Available in Foundation = 12	9					
C. LANDSCAPE		Possible Points					
31%	*Enter in the % of landscape area. (Projects with less than 15% of the total site area (i.e. total lot size) as landscape area are capped at 6 points for the following measures: C1 through C7 and C9 through C11.*						32,000 sf (landscape)/102,747 sf (lot size) = 31%
Yes	**1. Group Plants by Water Needs (Hydrozoning)**	2					2
Yes	**2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement**	2					2
	3. Construct Resource-Efficient Landscapes						
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
Yes	b. No Plant Species Will Require Shearing	1				1	
Yes	c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species	3					3
	4. Minimize Turf in Landscape Installed by Builder						
Yes	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	2					2
≤25%	b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)	2					4
Yes	**5. Plant Shade Trees**	3	1	1			1
	6. Install High-Efficiency Irrigation Systems						
Yes	a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	2					2
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	3					3
Yes	**7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil**	3					3
	8. Rain Water Harvesting System						
Yes	a. Cistern(s) is Less Than 750 Gallons	1					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**	1					1
Yes	**10. Submetering for Landscape Irrigation**						
	11. Design Landscape to Meet Water Budget						
Yes	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	1					1
Yes	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	1					1

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
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		
Yes	**13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	1	1					
	Total Points Available in Landscape = 35	29						
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points					
	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							
Yes	a. Engineered Beams and Headers	1				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		1				
	5. Use FSC-Certified Wood							
No	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	0				6		
No	b. Panel Products (Minimum 40%)	0				3		
	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		
Yes	**7. Energy Heels on Roof Trusses** (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	1		1				
	8. Install Overhangs and Gutters							
Yes	a. Minimum 16-Inch Overhangs and Gutters	1				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]							
Yes	a. Install Garage Exhaust Fan OR Build a Detached Garage	1			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	4						
E. EXTERIOR			Possible Points					
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		
Yes	**3. Install a Rain Screen Wall System**	2				2		
Yes	**4. Use Durable and Non-Combustible Siding Materials**	1				1		
Yes	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	2				2		
	Total Points Available in Exterior = 8	5						
F. INSULATION			Possible Points					
	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			Possible Points					
	1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)							
Yes	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]	2		1			1	
Yes	b. Use Engineered Parallel Plumbing	0					1	
Yes	c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)	0					1	
Yes	d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)	0		1			2	
Yes	e. Use Central Core Plumbing	3		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	12						
H. HEATING, VENTILATION & AIR CONDITIONING			Possible Points					
	1. Properly Design HVAC System and Perform Diagnostic Testing							
Yes	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	4		4				
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]							
Yes	a. Furnaces	2				2		
Yes	b. Water Heaters	2				2		
Yes	**3. Install High Performing Zoned Hydronic Radiant Heating**	2			1	1		
Yes	**4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants**	1	1					

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	5. Design and Install Effective Ductwork							
No	a. Install HVAC Unit and Ductwork within Conditioned Space	0		1				
Yes	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	1		1				
Yes	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	1		1				
Yes	**6. Install High Efficiency HVAC Filter (MERV 6+)** [*This credit is a requirement associated with J4: EPA IAP]	1			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				
Yes	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	1		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	17						
I. RENEWABLE ENERGY			Possible Points					
Yes	**1. Pre-Plumb for Solar Water Heating**	1				1		
Yes	**2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft² of South-Facing Roof**	1				1		
100.0%	**3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind)** *Enter % total energy consumption offset, 1 point per 4% offset*	25		25				
	Total Available Points in Renewable Energy = 27	27						
J. BUILDING PERFORMANCE			Possible Points					
	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							
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			Possible Points					
Yes	**1. Design Entryways to Reduce Tracked-In Contaminants**	1			1			
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)							
Yes	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
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							
≥50%	a. Cabinets (50% Minimum)	2				3		
≥50%	b. Interior Trim (50% Minimum)	1				2		
≥50%	c. Shelving (50% Minimum)	1				2		
≥50%	d. Doors (50% Minimum)	1				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							
Yes	a. Doors (90% Minimum)	1			1			
Yes	b. Cabinets & Countertops (90% Minimum)	2			2			
Yes	c. Interior Trim and Shelving (90% Minimum)	1			1			
No	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**	0			3			
	Total Available Points in Finishes = 27	15						

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
L. FLOORING				Possible Points				
≥75%	**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.*	4				4		
Yes	**2. Thermal Mass Floors (Minimum 50%)**	1		1				
≥80%	**3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore** [*This credit is a requirement associated with J4: EPA IAP]	3			3			
Yes	**4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)**	Y						
	Total Available Points in Flooring = 8	8						
M. APPLIANCES AND LIGHTING				Possible Points				
Yes	**1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)**	2		1			1	
	2. Install ENERGY STAR Clothes Washer							
Yes	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	3		1			2	
Yes	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	2					2	
	3. Install ENERGY STAR Refrigerator							
Yes	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	1		1				
Yes	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	1		1				
	4. Install Built-In Recycling Center or Composting Center							
Yes	a. Built-In Recycling Center	1				1		
Yes	b. Built-In Composting Center	1				1		
	5. Install High-Efficacy Lighting and Design Lighting System							
Yes	a. Install High-Efficacy Lighting	1		1				
Yes	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	1		1				
	Total Available Points in Appliances and Lighting = 13	13						
N. OTHER				Possible Points				
Yes	**1. *Required:* Incorporate GreenPoint Rated Checklist in Blueprints** [*This credit is a requirement associated with J4: EPA IAP]	Y				R		
Yes	**2. Pre-Construction Kick-Off Meeting with Rater and Subs**	1	1					
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	3						
O. COMMUNITY DESIGN & PLANNING				Possible Points				
	1. Develop Infill Sites							
No	a. Project is an Urban Infill Development	0	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		
	c. Home Size Efficiency	0				9		
5281	i. Enter Average Unit Square Footage							
5	ii. Enter Average Number of Bedrooms/Unit							
	4. Design for Walking & Bicycling							
3	a. Site Has Pedestrian Access Within 1/2 Mile of Community Services: TIER 1: Enter Number of Services Within 1/2 Mile 1) Day Care 2) Community Center 3) Public Park 4) Drug Store 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold							
0	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							
Yes	a. All Home Front Entrances Have Views from the Inside to Outside Callers	1	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					
No	d. Development Includes a Social Gathering Space	0	1					
	6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)							
Yes	a. All Homes Have At Least One Zero-Step Entrance	1	1					
Yes	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	1	1					
Yes	c. Locate Half-Bath on the Ground Floor	1	1					
No	d. Provide Full-Function Independent Rental Unit	0	1					
	Total Achievable Points in Community Design & Planning = 35	4						

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
P. INNOVATION			Possible Points					
	A. Site							
	1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.)							
Yes	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	1	1					
Yes	b. Install Bio-Retention and Filtration Features	2	2					Stormwater Retention Pond
Yes	c. Route Downspout Through Permeable Landscape	0	1					
Yes	d. Use Non-Leaching Roofing Materials	0	1					
Yes	e. Include Smart Street/Driveway Design	0	1					
No	2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3					
	C. Landscape							
Yes	1. Meet Local Landscape Program Requirement	2					2	
	D. Structural Frame & Building Envelope							
	1. Design, Build and Maintain Structural Pest and Rot Controls							
Yes	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	1				1		
Yes	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood	1				1		
Yes	2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements [*This credit is a requirement associated with J4: EPA IAP]	2			1	1		
	E. Exterior							
No	1. Vegetated Roof (Minimum 25%)	0	2	2				
	G. Plumbing							
Yes	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)	1					1	
Yes	2. Greywater System Operational (Includes Washing Machine at Minimum)	2					2	
Yes	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	1					1	Stormwater Retention Pond
No	4. Composting or Waterless Toilet	0					2	
No	5. Install Drain Water Heat-Recovery System	0		1				
No	6. Install a Hot Water Desuperheater	0		2				
	H. Heating, Ventilation, and Air Conditioning							
Yes	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]	1			1			
No	2. Design HVAC System to Manual T for Register Design	0		1				
	K. Finishes							
No	1. Materials Meet SMaRT Criteria *(Select the number of points, up to 5 points)*	0				5		
	N. Other							
No	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				2		
	2. Educational Signage of Project's Green Features							
No	a. Promotion of Green Building Practices	0	1					
No	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.							
No	Innovation: Enter up to 4 Points at right. Enter description here	0						
No	Innovation: Enter up to 4 Points at right. Enter description here	0						
No	Innovation: Enter up to 4 Points at right. Enter description here	0						
No	Innovation: Enter up to 4 Points at right. Enter description here	0						
No	Innovation: Enter up to 4 Points at right. Enter description here	0						
	Total Achievable Points in Innovation = 33+	14						
Q. CALIFORNIA CALGreen CODE			Possible Points					
Yes	Home meets all applicable CAL Green measures listed in above Sections A - P of the GreenPoint Rated checklist.	Y	R					
	The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions. *The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.*							
Yes	1. CALGreen 4.106.2 Storm water management during construction.	Y						
Yes	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	Y						
Yes	3. CALGreen 4.303.1 As an alternative to perscriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	Y						
Yes	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	Y						
Yes	5. CALGreen4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	Y						
Yes	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	Y						
Yes	7. CALGreen 4.505.3 19% moisture content of building framing materials	Y						
Yes	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	Y						
	Total Achievable Points in California Green Code = 0	0						
Summary								
	Total Available Points in Specific Categories		35	96+	44	110	56	
	Minimum Points Required in Specific Categories	50	0	30	5	6	9	
	Total Points Achieved	**198**	**13**	**76**	**29**	**32**	**48**	

Project has met all recommended minimum requirements

Shaper
shaperlighting.com

DESCRIPTION

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

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Material
Solid bronze shield with open top, sides and bottom.

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

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

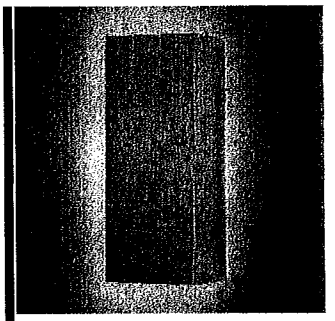
Ballast
Integral electronic HPF, multi-volt 120/277V (347V Canada), thermally protected with end-of-life circuitry to accommodate the specified lamp wattage.

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

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

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

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



660-WP SERIES

Exterior Wall Luminaire
Floating Shield

ORDERING INFORMATION

Sample Number: 660-WP-CFL/1/26-277V-BK

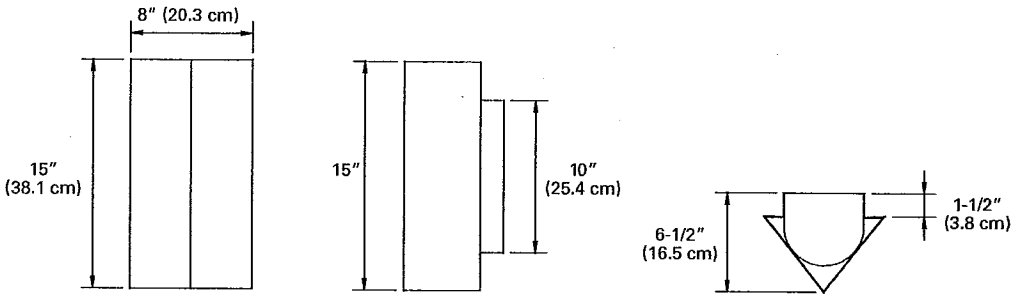
Series	Mounting Type	Lamp	Voltage	Finish [2, 3]
660 = Floating Shield	WP = Exterior Wall	CFL/1/26	120V	Standard
		CFL/1/32	277V [1]	NBZ = Natural Bronze
		INC/1/60	347V [1]	Premium
				ALP = Aluminum Paint
				BK = Black
				BM = Bronze Metallic Paint
				CC = Custom Color
				DP = Dark Platinum Paint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

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

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

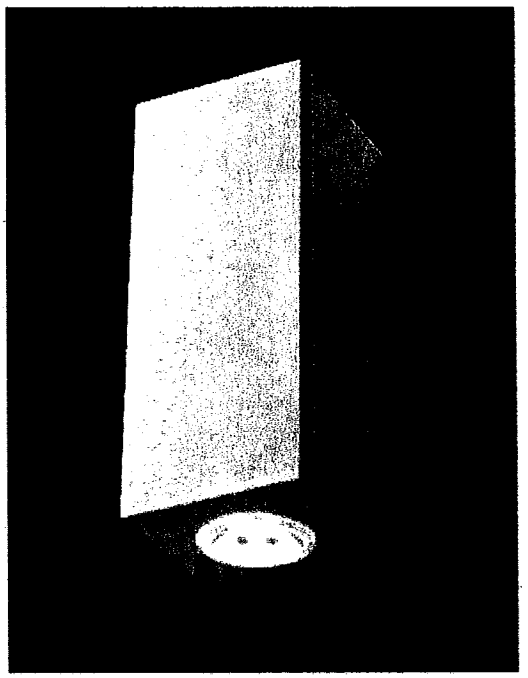
SUSTAINABLE DESIGN
Shaper has a long-standing history of offering environmentally-friendly fixtures. The copper and bronze alloys used in our exterior luminaires feature up to 98% recycled content, contribute less undesirable air emissions compared to painted aluminum and are easy to recycle.

MOUNTING TYPE



660-WP STANDARD

Quadro LED Up and Down
Wall Luminaire



Tech - Specs

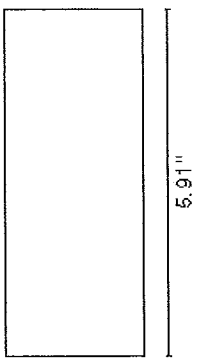
Wall lamp for indoor and outdoor use

Rated IP54

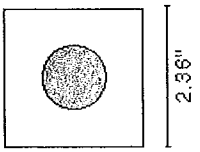
Integrated electronic control gear

Complies with LM79 and LM80

12° / 30°



12° / 30°



2 x LED · 2W · 500mA ·

☐	56-5212US	P1 W3	2 x 12°
☐	56-5213US	P1 W3	2 x 30°
☐	56-5214US	P1 W3	1 x 12° + 1 x 30°
☐	56-5215US	P1 W5	2 x 12°
☐	56-5216US	P1 W5	2 x 30°
☐	56-5217US	P1 W5	1 x 12° + 1 x 30°

W3 = LED 2900K

W5 = LED 5000K

Job Name: _____ Fixture Type: _____

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www.designplan.com

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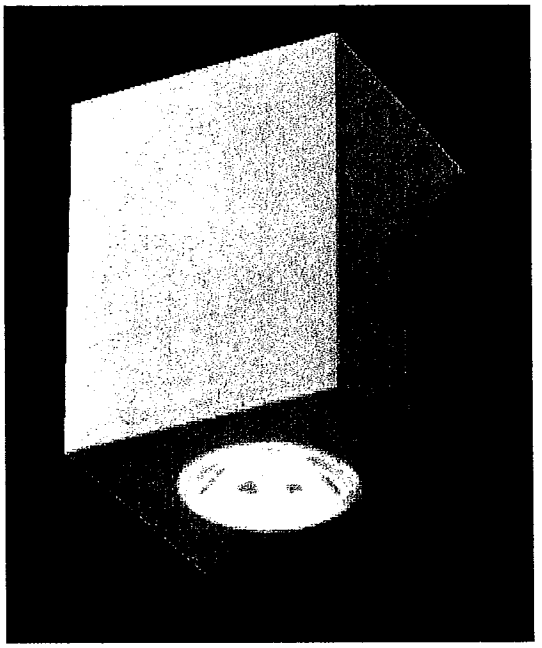
Fax: 908-9967042

Quadro LED Up or Down
Wall Luminaire



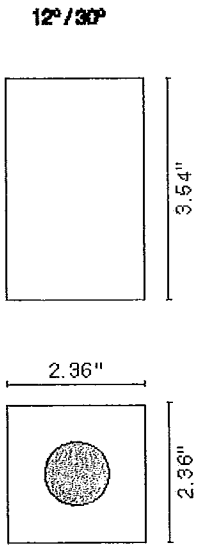
Tech - Specs

Wall lamp for indoor and outdoor use

IP54 Rated

Integrated electronic control gear

Complies with LM79 and LM80



1 x LED · 2W · 500mA ·

☐	56-5224us	P	W3 1 x 12°
☐	56-5225us	P	W3 1 x 30°
☐	56-5226us	P	W5 1 x 12°
☐	56-5227us	P	W5 1 x 30°

W3 = LED 2900K

W5 = LED 5000K

Job Name: _____ Fixture Type: _____

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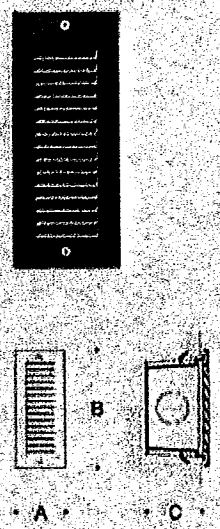
Back to Recessed Luminaires



Recessed wall with louvers

Designed for low mounting heights for interior and exterior locations featuring shielded asymmetrical light distribution.

Recessed low voltage luminaires with die-cast aluminum faceplate. Etched tempered glass diffuser.

See individual product page for LED driver and color temperature information.

Fluorescent units include integral electronic ballasts.

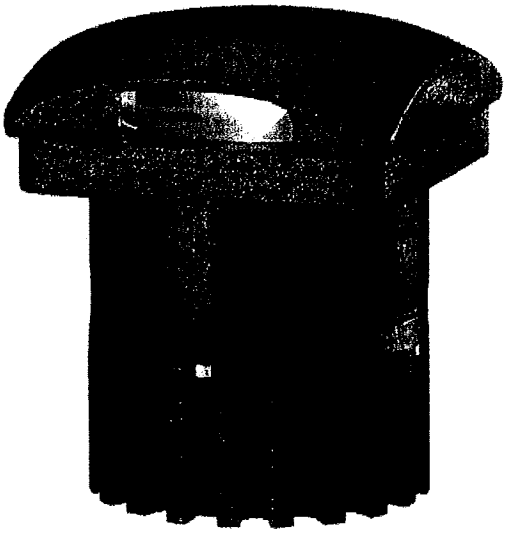
U.L. listed, suitable for wet locations.

Protection class: IP64

Finish: Standard BEGA colors.

Click product # for details			Lamp	Q	Temp°C	A	B	C
2185LED	*EXPRESS*	ADA	3.4W LED			3 1/8	7 1/2	4
2099LED	*EXPRESS*	ADA	10.1W LED			4 7/8	13	4
2098P	*EXPRESS*	ADA	(1) 5W CF twin-2p			3 1/8	7 1/2	4
3008P	*EXPRESS*	ADA	(1) 18W CF twin-4p			4 7/8	13	4

SNELL

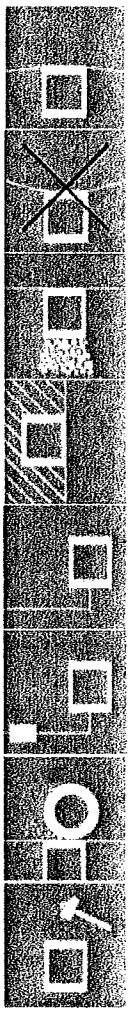


Ground or wall mounted semi-recessed multidirectional light source
Available as:
Unidirectional: one 60° window
Bidirectional: two opposide 60° windows
Omnidirectional: four 60° windows
Available in cool-white 6000K, blue 475nm, and warm-white 3000K,
Power consumption:2.5W

c SA us ;IP67
Remote power supply to be ordered separately

Dimensions:
Domed square-cap with 2.95" side
Convexity: 0.7"
Recessing depth with installation box: 4.33"
Class II LED module with remote 24V DC power supply:III

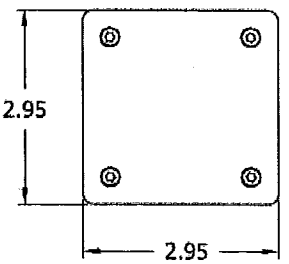
Installation:
Snall is equipped with a highly efficient resin-coated converter PWM (Pulse Wide Modulation) that guarantees the right power supply to the led module, removes electromagnetic interference and allows parallel wiring. Feeding tension must be included between 15 and 24V DC, any other supply will irretrievably damage the led module. Snell is protected against polarity reversal (the luminaire does not switch on) and it is equipped with a piece of cable for an easy-to-make connection (please provide effective insulation on the connection).
Installation requires a dedicated box (to be ordered separately) to be installed flush with the surface. For ground installation it is important to provide a proper gravel layer or drain system (>8") to ensure good drainage and to avoid water stagnation.
Warning! Use IP68 connectors to avoid water ingress from the cable.



The fitting must not be installed in hollow areas.

An efficient drainage of water with a layer of gravel should be forseen >8"

Recessed wall fitting

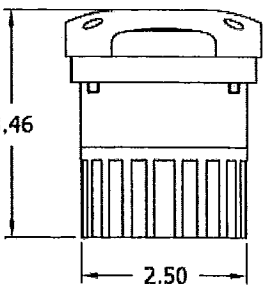


The fitting is equipped with 1 cable input

The electronic power supply must be installed on remote position

Maximum carriageable weight:
11,000 lbs - 12mph

Protection against impact.
IK 07 - 2,00 joule



Job Name: _____ Fixture Type: _____

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Add the appropriate suffix to the catalog number for color choice.
Example: U1016804.9 for omnidirectional cool led in rust red.

SNELL

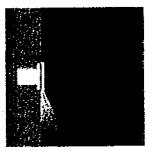
Colors:

- **.1 White**
- **.2 Aluminium**
- **.3 Anthracite**
- **.4 Black**
- **.9 Rust-red**

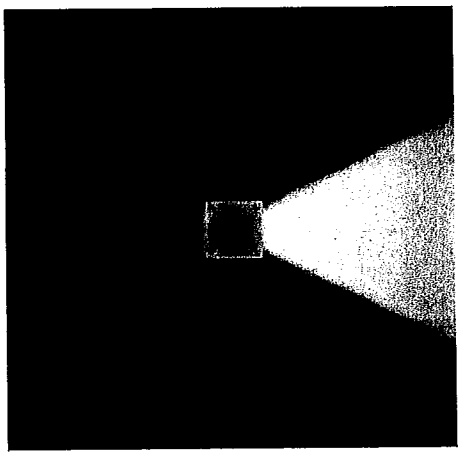
UNIDIRECTIONAL

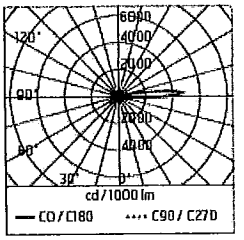
U1016801._
1 COOL WHITE LED 1x2W/24V d.c.
Remote electronic power supply to be ordered
T 40° < 80°C

U1017401._
1 BLUE LED 1x2W/24V d.c.
Remote electronic power supply to be ordered
T 40° < 80°C

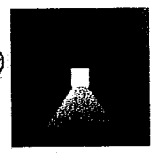


side views





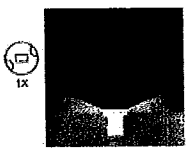
U1016401._
1 WARM WHITE LED 1x2W/24V d.c.
Remote electronic power supply to be ordered
T 40° < 80°C



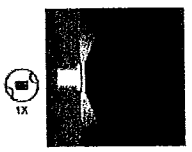
top view

BIDIRECTIONAL

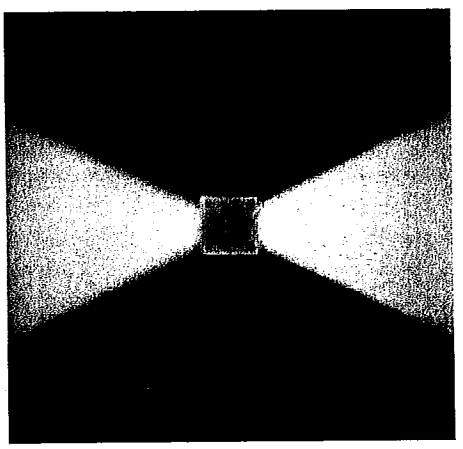
U1016802._
1 COOL WHITE LED 1x2W/24V d.c.
Remote electronic power supply to be ordered
T 40° < 80°C

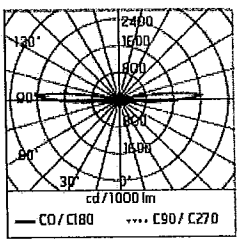


U1017402._
1 BLUE LED 1x2W/24V d.c.
Remote electronic power supply to be ordered
T 40° < 80°C

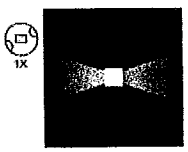


side views





U1016402._
1 WARM WHITE LED 1x2W/24V d.c.
Remote electronic power supply to be ordered
T 40° < 80°C



top view

Job Name:

Fixture Type:

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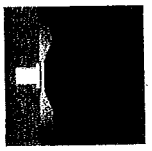
SNELL

OMNIDIRECTIONAL

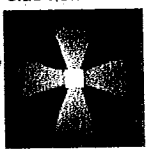
U1016804_
1 COOL WHITE LED 1x2W/24V d.c.
Remote electronic power supply to be ordered
T 40° ≤ 80°C

U1017404_
1 BLUE LED 1x2W/24V d.c.
Remote electronic power supply to be ordered
T 40° ≤ 80°C

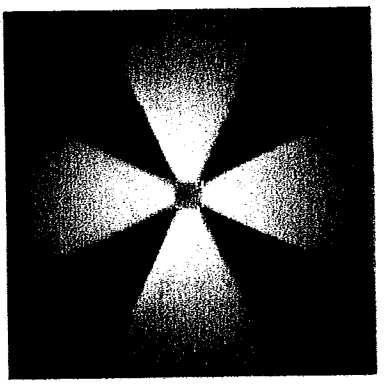


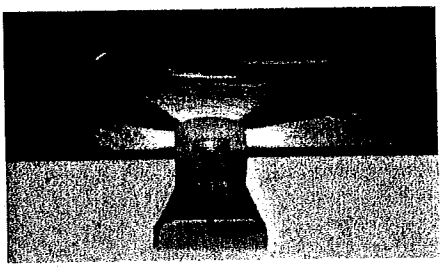
side views

U1016404_
1 WARM WHITE LED 1x2W/24V d.c.
Remote electronic power supply to be ordered
T 40° ≤ 80°C

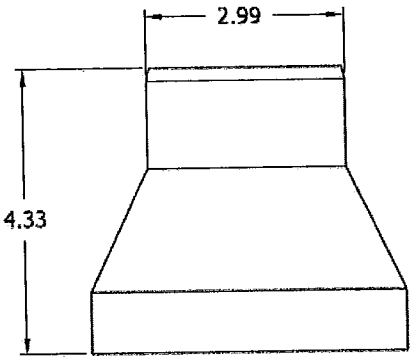


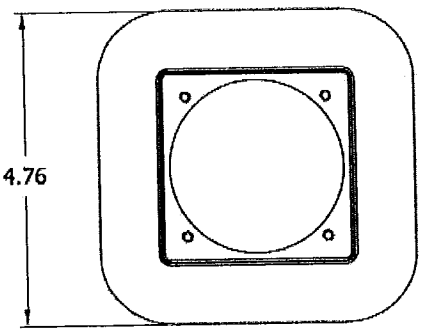
top view





☐ U104
BOX FOR INSTALLATION
4.72" x 4.72" x Ø 2.95" H 4.33"





☐ PPLT00090 120V AC-24V DC 60W	6.5"L x 3.85"W x 1.5"H
☐ PPLT00086 120V AC-24V DC 100W	8"L x 3.85"W x 1.5"H
☐ PPLT00087 120V AC-24V DC 300W	8.5"L x 4.75"W x2"H
☐ PPLT00093 120V-277V AC- 24VDC 100W	9.5"L X 1.7"W X 1.2" H

Note: 300W power supply must be wired with individual fused legs not to exceed 100W to comply with Class II wiring. Power supplies can e mounted up to 100 feet away as long as the contractor has accounted for proper wire size for wattage and voltage drop. Power supplies are field adjutable for outputs from 21.6V to 26.4V

Job Name: _____ Fixture Type: _____

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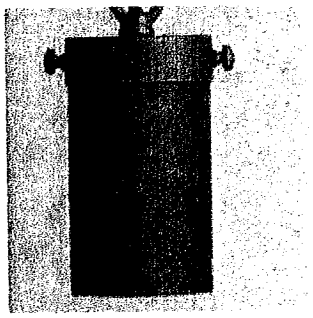


Model: **SPJ18-09**

Hanging

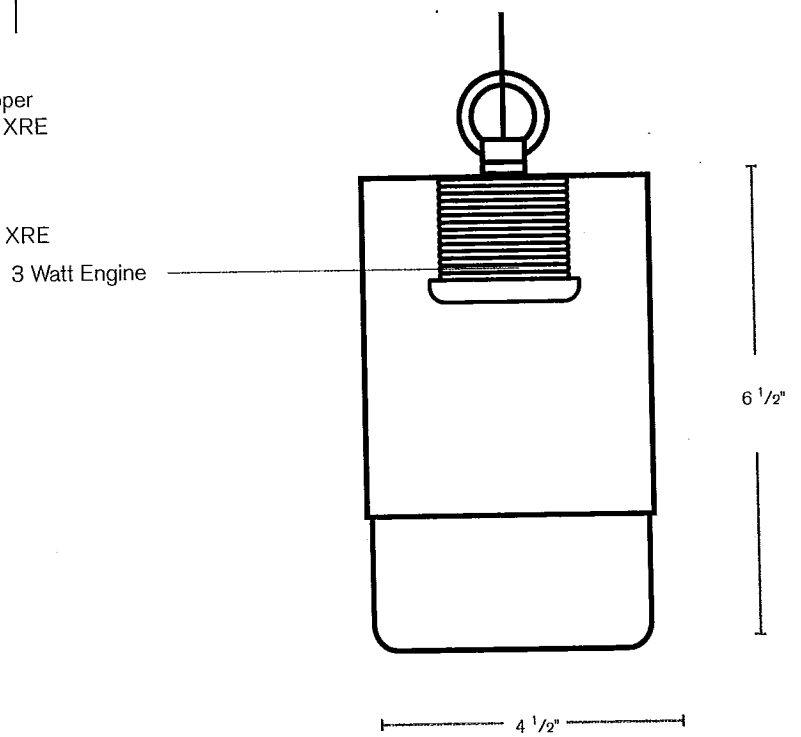
Forever Bright

SPECIFICATION FEATURES

Finish:	Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
Electrical:	Available in 9v-18v, 120v & 277v
Labels:	ETL Standard Wet Label C-ETL

DESCRIPTION

Model#: SPJ18-09
Material: Solid Brass or Copper
Lamp: 3W-FB-LED Cree XRE
Color Temp: 2750 k
Optic: 80 Degree
Electrical: 9-18V
Option: 5W-FB-LED Cree XRE



ORDERING INFORMATION

Model#

SPJ18-09

SPJ18-09

Finishes

Rusty

V	= Verde	GM	= Gun Metal
M	= Moss	B	= Black
AG	= Aged Brass	R	= Rusty
MBR	= Matte Bronze	PVDP	= PVD Polished
SB	= Satin Brass	PVDS	= PVD Satin

Optic

80°

10°
25°
45°
80°
BP2
BP4

Color Temp.

2750K

2750K
3900K
6000K

Electrical

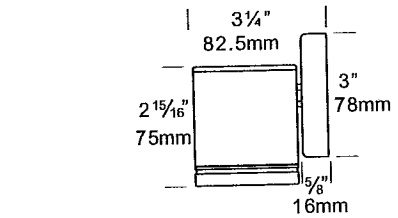
9-18V

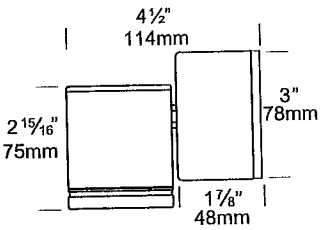
9-18V
120V
277V

WWW.SPJLIGHTING.COM

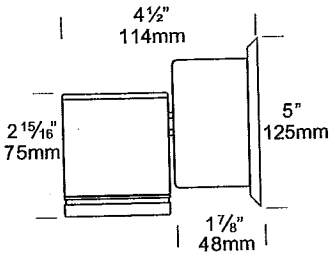
Wall Down Lite

Cat. No. DL
Cat. No. DL/R
Cat. No. DLGU
Cat. No. DLMH20
Cat. No. DLMH35

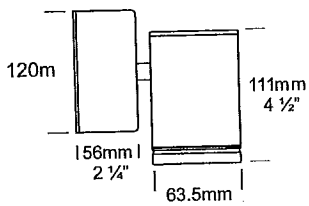




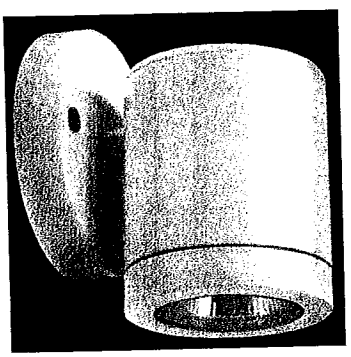
Retro™



Retro™
USA/Canada



Metal Halide



The Wall Down Lite is suitable for mounting on timber, masonry, stone, etc. non-adjustable for one way wall washing, can be mounted with the lamp directed up or down. Water resistant with a 78mm diameter mounting base, complete with stainless steel screws.

The Retro™ is a 110/240-12 ac mains option suited to an installation where mounting a transformer is a problem, e.g. a brick wall where there is only the cable protruding out of the wall and it is not an option to recess the transformer or when replacing an existing light fitting. The base size increases in size to accommodate the encapsulated IP66 dimmable transformer.

A GU10 version of this luminaire is also available for line voltage lamps. The Wall Down Lite Metal Halide is extremely energy efficient, outputting 2-3 times the light of a halogen lamp, and uses a GX10 20 or 35 watt lamp.

Ordering Information

Luminaire Type

DL - Wall Down Lite

Material/Finish

BK - Black
BZ - Bronze
GN - Green
STAR - Silver Star
WH - White
WB - Birch
DG - Dark Grey
OG - Olive Green
RG - Beige
PR - Primrose
COP - Copper
SS - 316 Stainless Steel

Accessories

CJK150 - Cable Joint Kit
LENSSTEPF - Frosted Lens
GG - Glare Guard
(Not for Metal Halide)
HCL - Hex Cell Louvre Adaptor
GU - GU10 Option
MH - Metal Halide Option
/R - Retro™ Transformer
110/240-12 volt
WBAP - Wall Box Adaptor Plate

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

Ordering Example:
DL BK - Wall Down Lite in Black
DL/R SS - Wall Down Lite Retro™ in 316 Stainless Steel
DLGU BK - Wall Down Lite GU10 in Black
DLMH20 BK - Wall Down Lite Metal Halide 20 watt in Black
LENSSTEPF - Frosted Lens
(Accessories ordered separately)

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Luminaire Construction

CNC machined from the following metals:
Body: High corrosion resistant low copper 63.5mm (2½") x 10mm (25/64") aluminium. End cap - solid aluminium 63.5mm (2½") rod.
Base & Mounting Plate (Retro™): Cast from virgin high corrosion resistant CC401 low copper aluminium alloy chromate substrate and high UV resistant polyester powder coat - Black, Bronze, Green, Silver Star, White, Birch, Dark Grey, Olive Green, Beige, Primrose.

Body: Copper 63.5mm (2½") x 10mm (25/64). End cap - solid copper 63.5mm (2½") rod.
Base: Copper Hand spun 2mm (5/64")
Mounting Plate: Forged brass (Retro™)

Body: 316 Stainless Steel 63.5mm (2½") x 10mm (25/64) rod. End cap - 316 stainless steel 63.5mm (2½") rod.
Base: Investment cast and CNC machined (Retro™).
Mounting Plate: Investment cast and CNC machined.

Mounting

12 volt: The luminaire is mounted to the wall using two 316 stainless screws through a shallow base 16mm (5/8") in depth. A Wall Box Adaptor Plate is available as an accessory to fit 3.0 and 4.0 junction boxes for USA/Canada.

Retro™110/240-12 volt: a mounting plate is fixed to the wall using two screws, the luminaire is fitted to the mounting plate.

Features

Lens:

10mm (3/8") clear flush fit shatter resistant glass.

Lifetime Warranty.

Gasket:

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

Lamp Holder:

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

Metal Halide GX10 - 350°c (662°f) ceramic multi contact lamp holder with 250°c (480°f) teflon cables.

Accessories:

Cable Joint Kit (Cat. CJK150)
Not approved for USA/Canada.
Frosted Lens (Cat. LENSSTEPF).
Glare Guard (Cat. GG).
Hex Cell Louvre Adaptor (Cat. HCL).
GU10 Option (Cat. GU).
Metal Halide Option (Cat. MH).
Retro™ transformer 110/240-12 volt (Cat. /R).
Wall Box Adaptor Plate (Cat. WBAP 12 volt luminaire USA / Canada).

Standards

IP66 UL1838

Luminaire Weight

12 volt: Alum .460kg (1lb)
Cop 1.200kg (2lb 10oz)
SS 1.080kg (2lb 6oz)
Retro: Alum .780kg (1lb 11oz)
Cop 1.680kg (3lb 11oz)
SS 1.505kg (3lb 5oz)

Power Supply

HUNZA™ Inground or Wall Mount Transformer: not included.
Metal Halide - 230-240 volt ac 50Hz built in ballast

USA and Canada:

HUNZA™ Wall Mount: not included
Approved for internal use.
Metal Halide - 120 volt ac 60Hz built in ballast

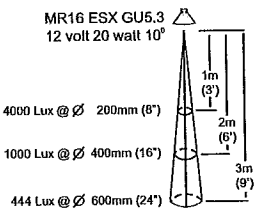
RETRO™
HUNZA™ 110/240-12 volt ac potted electronic transformer built into the Retro™ base. Dimmable with a suitable dimmer.
Approved for internal use.

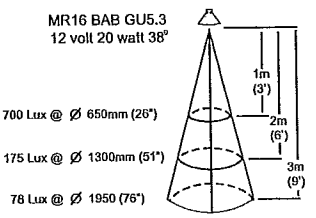
Luminaire: supplied with

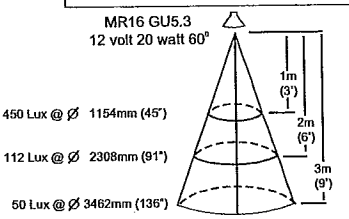
MR16 GU5.3 20 or 35 watt lamp max.
GU10 - GU10 25 or 35 watt lamp max.
LED - Refer to previous page.
Metal Halide - GX10 20 or 35 watt lamp

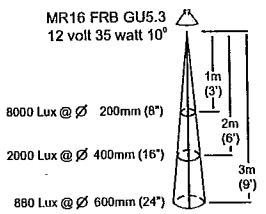
USA and Canada:

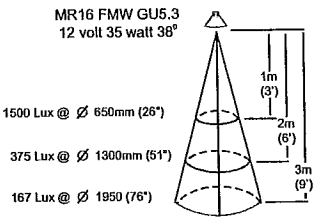
MR16 GU5.3 20 or 35 watt lamp max.
GU10 Halogen - Lamp not supplied
LED - Refer to previous page.
Metal Halide - GX10 20 or 35 watt lamp

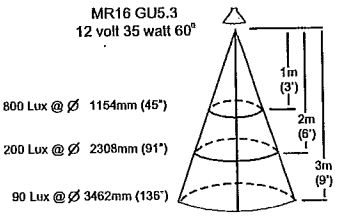


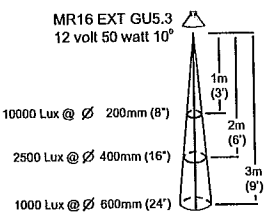


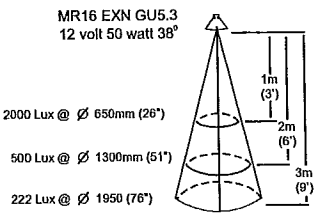


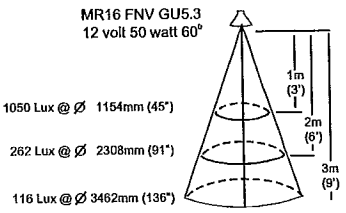












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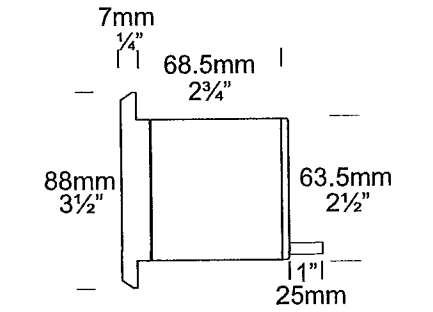
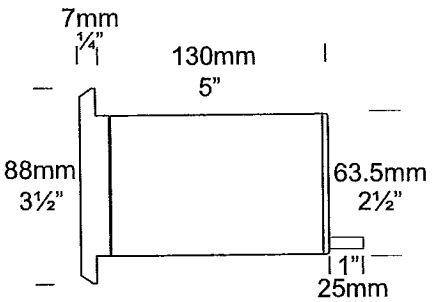
Ver 1.4

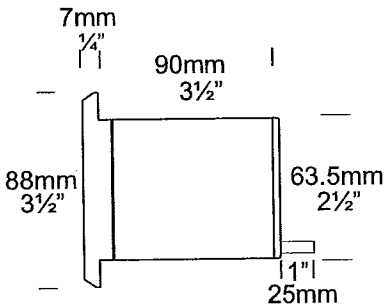
Step Lite Louvre Square

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

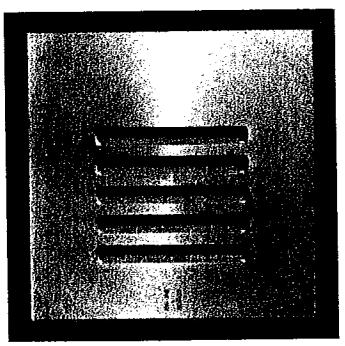




Fluorescent Option



GU10 Option



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

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

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

Ordering Information

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

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

Ordering Example: SLLUSQ SS - Step Lite Louvre Square in 316 Stainless Steel

SLLUSQFL COP - Step Lite Louvre Square in Copper with Fluorescent option

SLLUSQGU COP - Step Lite Louvre Square GU10 in Copper

CJK150 - Cable Joint Kit

(Accessories ordered separately)

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Luminaire Construction

CNC machined from one of the following metals:

Copper: 63.5mm (2½") x 10.5mm (13/32"). End cap - solid copper 63.5mm (2½") rod.
Flange 90mm x 90mm (3½" x 3½") bar.

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

Mounting

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

Features

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

Lifetime Warranty.

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

Lamp Holder:

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

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

Accessories:

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

Standards

EN60598

IP66/IP68

UL1838

Luminaire Weight

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

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

Power Supply

HUNZA™ Inground or Wall Mount Transformer: not included.

USA and Canada:

HUNZA™ Wall Mount Transformer: not included.

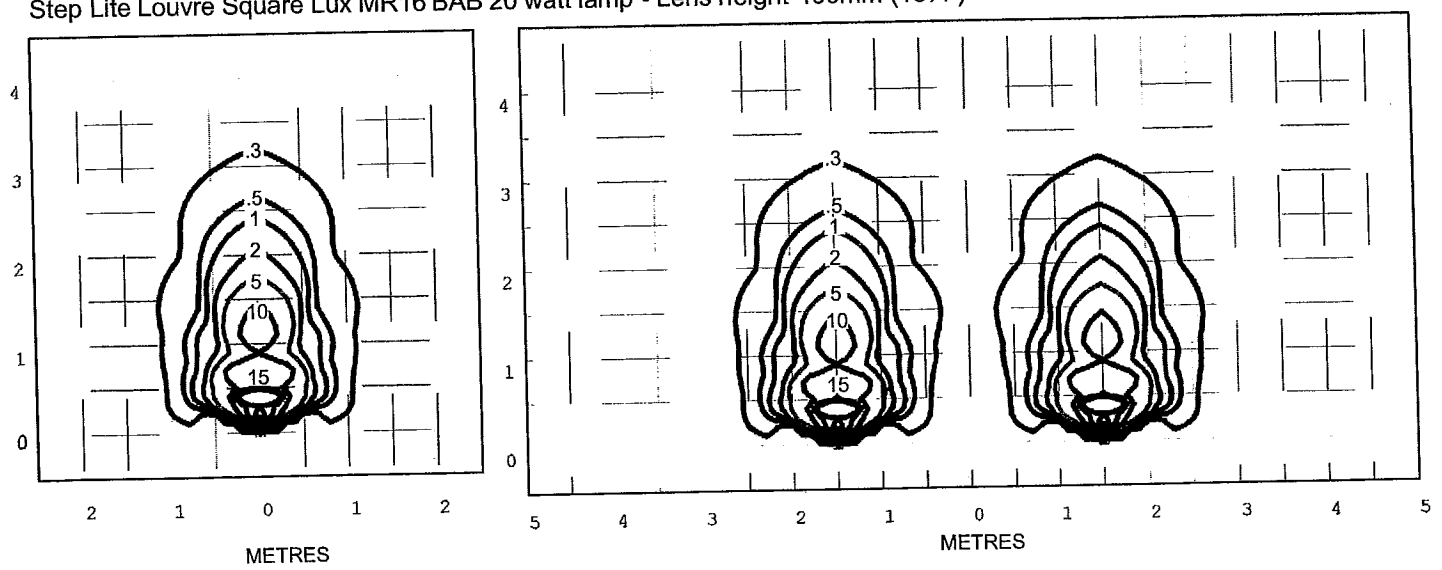
Luminaire: supplied with

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

USA and Canada:

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

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



Isolux Lumens Plot - Footcandles = Isolux figures divided by 10.76

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Ver 1.4

Tree Survey Report
For
Mike Maffia
5 Naranja Way in Portola Valley, CA

Submitted by
Ned Patchett
Certified Arborist WE-4597A
June 28, 2013

Ned Patchett Consulting
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Table of Contents

Summary

Mike Maffia retained my services to inventory all trees 6 inches in diameter and larger located at 5 Naranja Way in Portola Valley, CA. The purpose of my examination was to assess the health and condition of the trees, determine if a tree is considered a Significant Tree per the Town of Portola Valley and determine if the condition of the each tree warrants retention or removal.

A total of (128) trees are included in this tree survey report. It is my opinion that there are a number of wonderful trees located on the property. These trees make a significant contribution to the beauty and feel of the property. Many of the trees that warrant retention require pruning and maintenance to maintain a healthy treescape and to prevent unnecessary trees failures. An effective tree preservation plan is a critical component to the long-term survivability of these trees.

Additionally, I recommend removal of any bay trees that are located near native oaks that are susceptible to Sudden Oak Death *Phytophthora ramorum.* Any native oaks that are susceptible to SOD should be treated with Agri-fos and Pentra-bark in fall of 2013.

Introduction

Assignment

Mike Maffia retained my services to perform the following tasks:

1. Assess tree health and condition on all trees 6 inches in diameter and larger at 5 Naranja Way in Portola Valley, CA.
2. Determine if a tree is considered a Significant Tree per the Town of Portola Valley
3. Determine if the condition of each tree warrants retention or removal
4. Document this information in a written report.

Limits of Assignment

I did not perform a detailed **root crown inspection** nor climb the trees to perform an **aerial inspection**.

Tree Survey Methods

On June 6 & 7, 20132, I visited the site to collect information for this report. I performed a **Visual Tree Assessment (VTA)** of each of the trees. Each tree inventoried for this report has been tagged with a blue aluminum tree tag and assigned a number that corresponds to the tree numbers in this report and to the tree numbers on the tree map (See Tree Map in Appendix B). The following outlines the procedure for collecting information for the tree survey:

Suitability for Preservation

The goal of tree preservation is for the existing trees to remain assets to the site for years to come. Trees that are in poor condition and cannot tolerate construction impacts will become a liability and therefore should be removed. An assessment of a tree's suitability for preservation includes the following:

1. **Tree Health**-A healthy tree can tolerate construction impacts better than a tree in poor health and is more likely to adapt to new site conditions after development.
2. **Tree Structure**-Trees with structural defects such as decayed wood, weak branch attachments and codominant stems are a liability and therefore should be removed.
3. **Tree Age**-Mature and over-mature trees are less able to tolerate construction impacts while younger trees have more tolerance for construction impacts.
4. **Species Tolerance**-All trees require protection to avoid injury however; certain tree species can tolerate construction impacts better than others.

Conclusion

It is my opinion that there are a number of wonderful trees located on the property. These trees make a significant contribution to the beauty and feel of the property. Many of the trees that warrant retention require pruning and maintenance to maintain a healthy treescape and to prevent unnecessary trees failures. An effective tree preservation plan is a critical component to the long-term survivability of these trees as well.

Additionally, I recommend removal of any bay trees that are located near native oaks that are susceptible to Sudden Oak Death *Phytophthora ramorum.* Any native oaks that are susceptible to SOD should be treated with Agri-fos and Pentra-bark in fall of 2013.

Glossary of Terms

Aerial inspection	An inspection of the upper crown of the tree that requires climbing.
Crown	Parts of the tree above the trunk, including leaves, branches and scaffold limbs. (Matheny and Clark, 1994)
Crown Cleaning	The Selective removal of dead branches, diseased and broken branches and the concentration of end weight.
Diameter at standard height (DSH)	The diameter of a tree's trunk as measured at 4.5 feet from the ground. (Matheny and Clark, 1994)
Root crown	Area where the main roots join the plant stem, usually at or near ground level. Root Collar. (Glossary of Arboriculture Terms, 2007)
Root crown inspection	Process of removing soil to expose and assess the root crown of a tree. (Glossary of Arboriculture Terms, 2007)
Tree protection zone (TPZ)	Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development. (Glossary of Arboriculture Terms, 2007)
Visual Tree Assessment (VTA)	A method of visual assessing the condition of a tree that does not include a root crown inspection or an aerial inspection.

Bibliography

Matheny, N.P. and J.R. Clark. *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas* (2nd Edition). Pleasanton, CA. HortScience Inc., 1994.

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Harris, R.W. *Arboriculture Integrated Management of Landscape Trees, Shrubs, and Vines*. Englewood Cliffs, NJ: Prentice-Hall, Inc., 1992

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1. Identify tree species
2. Measure the diameter of the trunk at 54 inches above grade (Diameter at Standard Height)
3. Assess the health and condition of each tree
4. Assess the structural stability of each tree
5. Inspect the trees for pest or disease.

Observations

Site Description

The site is located at 5 Naranja Way in Portola Valley, CA. The site has been previously developed and has an existing home located on the site. The existing home will be demolished and a new home will be built on the property.

Trees

There are (128) trees included in this report. I have provided all of the requested information on these trees within the Tree Inventory section of this report (See Tree Inventory in Appendix A).

Significant Tree

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

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

Appendix A – Tree Inventory

Tree No.	Species	Trunk Diameter (in.)	Significant Tree	Condition	Comments	Recommendations
1	Quercus lobata	13	Yes	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
2	Quercus lobata	11	No	2	Suppressed by neighboring trees	Consider removal
3	Picea glauca densata	10	No	2	Dead branches in upper crown; growing into upper grown of large oak	Removal
4	Pinus mugo	9.5	No	2	Lean to the upper crown and trunk; one sided crown	Removal
5	Quercus lobata	17	Yes	2	Poorly pruned in past; growing into the crown of a large oak	Consider removal
6	Quercus lobata	15	Yes	2	Poorly pruned in past; dead branches in the upper crown	Consider removal
7	Quercus agrifolia	23	Yes	4	Dead branches in the upper crown	Crown cleaning
8	Quercus lobata	17.5	Yes	2	Lean to the upper crown and trunk; poorly pruned in the past	Consider removal
9	Quercus lobata	26	Yes	4	Minor dead branches in upper crown	Crown cleaning
10	Quercus lobata	9	No	1	Lean to the upper crown and trunk; dead branches in crown	Removal
11	Cupressus arizonica	8	No	3	Dead branches in the upper crown	Crown cleaning
12	Quercus lobata	29	Yes	4	Large heavy and over-extended branches in the upper crown	Crown cleaning; may benefit from support cables
13	Cupressus arizonica	10.5	No	2	Dead branches in the upper crown	Consider removal
14	Picea glauca	10.5	No	2	Dead branches in the upper crown; suppressed by nearby trees	Removal
15	Pseudotsuga menziesii	16	Yes	4	Minor dead branches in upper crown	Crown cleaning

Tree No.	Species	Trunk Diameter (in.)	Significant Tree	Condition	Comments	Recommendations
16	Pinus halepensis	12.5	No	2	Dead branches in the upper crown; suppressed by nearby trees	Removal
17	Cedrus atlantica	18	No	3	Dead branches in the upper crown	Crown cleaning
18	Cedrus atlantica	11	No	3	Dead branches in the upper crown; suppressed by nearby trees	Consider removal
19	Magnolia grandiflora	8.5	No	3	Minor dead branches in upper crown	Crown cleaning
20	Pinus radiata	14	No	1	Evidence of pine beetle infestation; lean to main trunk and upper crown	Removal
21	Pinus radiata	34	No	2	Lean to the upper crown and trunk; dead branches in crown	Removal
22	Pinus radiata	32	No	2	Dead branches in the upper crown; over mature	Removal
23	Pinus radiata	26.5	No	1	Evidence of pine beetle infestation; one-sided crown	Removal
24	Magnolia grandiflora	7	No	3	Dead branches in the upper crown	Crown cleaning
25	Quercus agrifolia	10	No	2	Dead branches in the upper crown; one-sided crown	Consider removal
26	Liquidambar styraciflua	17	No	2	Poorly pruned in past; dead branches in the upper crown	Consider removal
27	Magnolia grandiflora	7	No	2	Dead branches in the upper crown	Consider removal
28	Cedrus deodara	9	No	3	Dead branches in the upper crown	Crown cleaning
29	Liquidambar styraciflua	9.5	No	3	Suppressed by neighboring trees	Removal
30	Pinus radiata	19	No	1	Majority of upper crown is dead	Removal

Tree No.	Species	Trunk Diameter (in.)	Significant Tree	Condition	Comments	Recommendations
31	Pinus radiata	33	No	2	Lean to the upper crown and trunk; dead branches in crown; poor branch attachments	Removal
32	Pinus radiata	18.5	No	1	Suppressed by neighboring trees; one-sided crown	Removal
33	Pinus radiata	30	No	1	Extensive dead branches in the upper crown; one-sided upper crown	Removal
34	Pinus radiata	33.5	No	1	Extensive dead branches in the upper crown; evidence of pine beetle infestation	Removal
35	Pseudotsuga menziesii	33.5	Yes	4	Full crown with good branch structure	Crown cleaning
36	Pinus radiata	10	No	1	Upper crown has failed	Removal
37	Pinus radiata	25	No	1	Extensive dead branches in the upper crown	Removal
38	Liquidambar styraciflua	7	No	3	Suppressed by neighboring trees; dead branches in upper crown	Consider removal
39	Pinus canariensis	13	No	3	Extensive dead branches in the upper crown	Consider removal
40	Quercus agrifolia	7	No	3	Suppressed by neighboring trees; minor lean to the trunk	Crown cleaning
41	Quercus agrifolia	7	No	3	Suppressed by neighboring trees	Crown cleaning
42	Pinus radiata	29	No	2	Codominant branches in upper crown with included bark	Removal
43	Quercus agrifolia	10	No	4	Minor twig dieback	Crown cleaning
44	Pinus radiata	28	No	2	Dead branches in the upper crown	Consider removal
45	Pinus radiata	33.5	No	1	Dead branches in the upper crown; one-sided crown	Removal
46	Pinus radiata	25	No	2	Dead branches in the upper crown; suppressed by nearby trees	Removal

Tree No.	Species	Trunk Diameter (in.)	Significant Tree	Condition	Comments	Recommendations
47	Pinus radiata	20	No	1	Lean to the upper crown and trunk; dead branches in crown	Removal
48	Pinus radiata	38	No	2	Extensive dead branches in the upper crown; one-sided upper crown	Removal
49	Malus domestica	8	No	2	Wounds on the main trunk	Consider removal
50	Quercus agrifolia	20.5	Yes	3	Minor dead branches in upper crown	Crown cleaning
51	Sequoia sempervirens	51	Yes	2	Dead branches in the upper crown; upper crown is sparse	Consider removal
52	Sequoia sempervirens	39	Yes	2	Dead branches in the upper crown; upper crown is sparse	Consider removal
53	Salix babylonica	60	No	2	Large, massive specimen; evidence of past limb failures; decay on trunk & upper crown	Crown cleaning; may benefit from support cables
54	Sequoia sempervirens	25	Yes	2	Dead branches in the upper crown; upper crown is sparse; one-sided upper crown	Consider removal
55	Quercus agrifolia	10	No	3	Lean to the upper crown and trunk; dead branches in crown	Crown cleaning
56	Quercus lobata			3	Lean to the upper crown and trunk; dead branches in crown	Crown cleaning
57	Quercus agrifolia	12	Yes	2	Wounds on the main trunk; lean to trunk and upper crown	Crown cleaning
58	Quercus agrifolia			3	Minor lean to upper crown	Crown cleaning
59	Quercus agrifolia	18	Yes	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
60	Quercus agrifolia	8	No	2	Lean to the upper crown and trunk; dead branches in crown	Crown cleaning
61	Quercus agrifolia	8	No	3	Lean to the upper crown and trunk; dead branches in crown	Crown cleaning
62	Quercus agrifolia			4	Full crown with good branch structure	Crown cleaning

Tree No.	Species	Trunk Diameter (in.)	Significant Tree	Condition	Comments	Recommendations
63	Pinus radiata	15	No	2	Dead branches in the upper crown; upper crown is sparse	Consider removal
64	Pinus radiata	28	No	2	Evidence of pine beetle infestation; minor dead branches in the upper crown	Consider removal
65	Quercus agrifolia	16-14-12-12	Yes	3	Extensive dead branches in the upper crown	Crown cleaning
66	Pinus radiata	14.5	No	3	Dead branches in the upper crown	Crown cleaning
67	Pinus radiata	16	No	3	Dead branches in the upper crown	Crown cleaning
68	Quercus lobata	13.5	Yes	3	Dead branches in the upper crown	Crown cleaning
69	Quercus lobata	11	No	3	Dead branches in the upper crown	Crown cleaning
70	Sequoia sempervirens	24	Yes	2	Upper crown is sparse and shows signs of decline; dead branches in the upper crown	Consider removal
71	Sequoia sempervirens	21	Yes	2	Upper crown is sparse and shows signs of decline; one-sided upper crown	Consider removal
72	Quercus agrifolia	22	Yes	2	Upper crown is sparse and shows signs of decline; suppressed by neighboring trees	Consider removal
73	Sequoia sempervirens	20	Yes	3	One-sided upper crown; evidence of branch failures	Consider removal
74	Quercus lobata	34	Yes	3	Full crown with minor dead branches	Crown cleaning
75	Quercus lobata	12.5	Yes	2	Lean to the upper crown and trunk; dead branches in crown	Removal
76	Quercus agrifolia	12	Yes	1	Extensive dead branches in the upper crown	Removal
77	Quercus lobata	12	Yes	2	Dead branches in the upper crown	Crown cleaning

Tree No.	Species	Trunk Diameter (in.)	Significant Tree	Condition	Comments	Recommendations
78	Quercus agrifolia	10.5	No	2	Dead branches in the upper crown; lean to main trunk	Consider removal
79	Quercus agrifolia	18	Yes	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
80	Quercus lobata	28	Yes	2	Lean to the upper crown and trunk; dead branches in crown; heavy and over-extended limbs	Crown cleaning
81	Aesculus californica	12	No	2	This tree is growing into the crown of a nearby oak	Removal
82	Quercus agrifolia	21	Yes	3	Dead branches in the upper crown	Crown cleaning
83	Aesculus californica	18	No	2	This tree is growing around the trunk of Tree 80	Removal
84	Aesculus californica	18	No	3	Dead branches in the upper crown	Crown cleaning
85	Quercus lobata	7	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
86	Quercus agrifolia	13	Yes	3	Dead branches in the upper crown	Crown cleaning
87	Quercus lobata	12	Yes	2	Dead branches in the upper crown; poor branch attachments	Crown cleaning; may benefit from support cables
88	Quercus agrifolia	19	Yes	2	Dead branches in the upper crown; poor branch attachments	Crown cleaning; may benefit from support cables
89	Quercus agrifolia	8.5	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
90	Quercus agrifolia	22	Yes	4	Dead branches in the upper crown	Crown cleaning
91	Quercus agrifolia	10	No	1	Lean to the upper crown and trunk; dead branches in crown	Consider removal
92	Quercus agrifolia	16	Yes	4	Dead branches in the upper crown	Crown cleaning
93	Quercus agrifolia	7.5	No	3	One-sided upper crown; dead branches in the upper crown	Crown cleaning

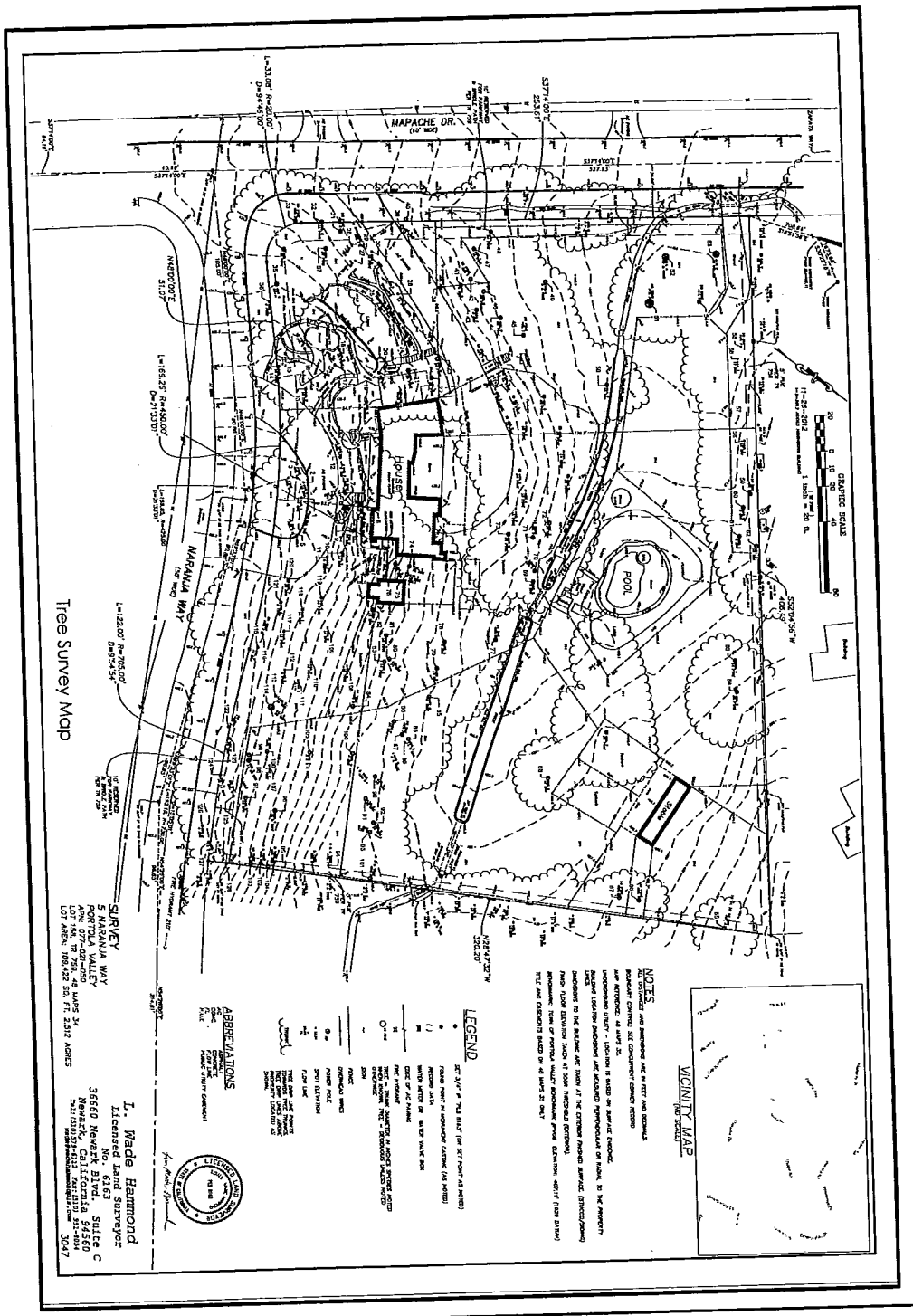
Tree No.	Species	Trunk Diameter (in.)	Significant Tree	Condition	Comments	Recommendations
94	Aesculus californica	9.5	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
95	Aesculus californica	9	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
96	Aesculus californica	10-8	No	2	Dead branches in the upper crown	Crown cleaning
97	Quercus agrifolia	11	No	2	Lean to the upper crown and trunk; dead branches in crown; leans on nearby tree	Consider removal
98	Quercus agrifolia	17	Yes	3	Heavy and over-extended branches	Crown cleaning
99	Quercus agrifolia	11	No	3	Dead branches in the upper crown	Crown cleaning
100	Quercus agrifolia	12.5	Yes	3	Dead branches in the upper crown	Crown cleaning
101	Sambucus callicarpa	8-6	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
102	Aesculus californica	8	No	2	Dead branches in the upper crown	Consider removal
103	Aesculus californica	12	No	3	Dead branches in the upper crown	Crown cleaning
104	Aesculus californica	6	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
105	Aesculus californica	12-7-5-7	No	2	Dead branches in the upper crown	Consider removal
106	Quercus agrifolia	10	No	3	Dead branches in the upper crown	Crown cleaning
107	Aesculus californica	8.5	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
108	Pinus halepensis	9.5	No	2	Dead branches in the upper crown	Removal
109	Quercus lobata	14	Yes	4	Minor twig dieback	Crown cleaning
110	Pinus canariensis	11	No	2	Dead branches in the upper crown	Removal

Tree No.	Species	Trunk Diameter (in.)	Significant Tree	Condition	Comments	Recommendations
111	Pseudotsuga menziesii	9	No	2	One-sided upper crown; growing into the crown of a nearby oak	Removal
112	Quercus lobata	10.5	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
113	Quercus agrifolia	19	Yes	2	Lean to the upper crown and trunk; dead branches in crown; growing into the crown of a large nearby oak (Tree 114)	Consider removal
114	Quercus lobata	40	Yes	3	Evidence of past limbs failures; dead branches in the upper crown; heavy and over-extended limbs	Crown cleaning; may benefit from support cables
115	Quercus lobata	16	Yes	3	Dead branches in the upper crown	Crown cleaning
116	Quercus lobata	19	Yes	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
117	Cedrus deodara	14	No	3	Dead branches in the upper crown	Crown cleaning
118	Quercus lobata	12	Yes	2	Extensive dead branches in the upper crown	Removal
119	Pinus canariensis	12	No	2	Extensive dead branches in the upper crown	Removal
120	Quercus lobata	33	Yes	3	Dead branches in the upper crown; heavy and over-extended limbs	Crown cleaning; may benefit from support cables
121	Acacia melanoxylon	9	No	2	Invasive species	Removal
122	Quercus lobata	10.5	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
123	Quercus agrifolia	21.5	Yes	3	Dead branches in the upper crown	Crown cleaning
124	Quercus agrifolia	22-14	Yes	3	Dead branches in the upper crown	Crown cleaning; may benefit from support cables

Tree No.	Species	Trunk Diameter (in.)	Significant Tree	Condition	Comments	Recommendations
125	Quercus agrifolia	20	Yes	3	Dead branches in the upper crown	Crown cleaning
126	Quercus agrifolia	7	No	3	Minor twig dieback	Crown cleaning
127	Aesculus californica	8-6-6	No	2	Extensive dead branches in the upper crown	Consider removal
128	Aesculus californica	8-6	No	2	Dead branches in the upper crown	Crown cleaning

Condition Rating: 1=Poor Condition & 5=Good Condition

Appendix B – Tree Inventory Map



Appendix C – Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees. They 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 to 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 the 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 any 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, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

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

Ned Patchett

Ned Patchett
Certified Arborist WE-4597A

Appendix D – Certification of Performance

I, Ned Patchett, certify;

- That I have personally inspected the trees and the property referred to in this report. I have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with the parties involved;
- That the analysis, opinions and conclusions within this report are my own;
- That my analysis, opinions and conclusions were developed and this report has been prepared accordingly to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over 15 years.

Signed: Ned Patchett

Date: 6/28/13

Thanks,
Tom
On Aug 19, 2013, at 10:52 AM, Jeremy Butler-Pinkham <JBPINKHAM@bararch.com> wrote:

Hello Tom,

As discussed with you and Michael Maffia last week, we are sending along some supplemental drawings that we prepared for the Westridge Architectural Supervising Committee. The revisions reflected in these drawings are based on comments from our site meeting with the WASC on 7/11. We would like these revisions to be considered in the staff report prior to our preliminary ASCC meeting on 8/27. Once we receive additional feedback from the ASCC and town on 8/27, we will incorporate all comments, including the proposed revisions, into a complete plan set for resubmittal and review (assuming these revisions are supported by the ASCC).

The major changes reflected in the attached drawings are outlined below:

1) Reduced the height of the garage by 4 feet as requested by the WASC (see attached *Garage Study*). The ridge of the proposed garage is now 2'-2" below the ridge of the existing stable and only 5' above the finished floor elevation of the neighboring property to the north (170 Mapache Drive). In addition, the property line will be landscaped with native plants in order to obscure the garage from the neighbors view (see attached *Planting Plan*).
2) Met with Denise Enea, the fire marshal for the Woodside Fire District, to review the project and confirm site access and turnaround requirements. We have adjusted the site plan per Denise's comments and the required fire truck turnaround is illustrated in our latest site plan (see attached *Landscape Plan*).
3) Introduced a level change between the main house and the lanai in order to step down faster and respond to the natural topography.
4) Reduced the finished grade of the upper lawn.
5) Reduced the finished elevation of the pool, pool terrace and pool cabana and re-graded the swale to the north of the pool cabana to better convey surface water and runoff from the neighboring property (see attached *Site Section A*).
6) Eliminated all retaining walls at the west end of the native seed meadow to provide a softer, natural edge that follows the existing topography and eases the transition back to natural grade (see attached *Site Section B*).
7) Added site paths to facilitate circulation through the property.
8) Re-engineered the drainage swale at the west end of the property to more naturally convey surface and subsurface water and provide a retention area to eliminate surcharging of the municipal system during a major storm event.
9) Reduced the net imported fill on the project from 1830 cubic yards to 931 cubic yards for a total reduction of almost 900 cubic yards (see attached *Earthwork Calculation Table*).
10) Prepared a *Tree Protection and Removal Plan* illustrating existing trees to be removed as well as existing trees to be retained and how we plan on protecting them during construction.

Please let us know if you have any questions or if you require hard copies of the attached drawings.

Thank you,

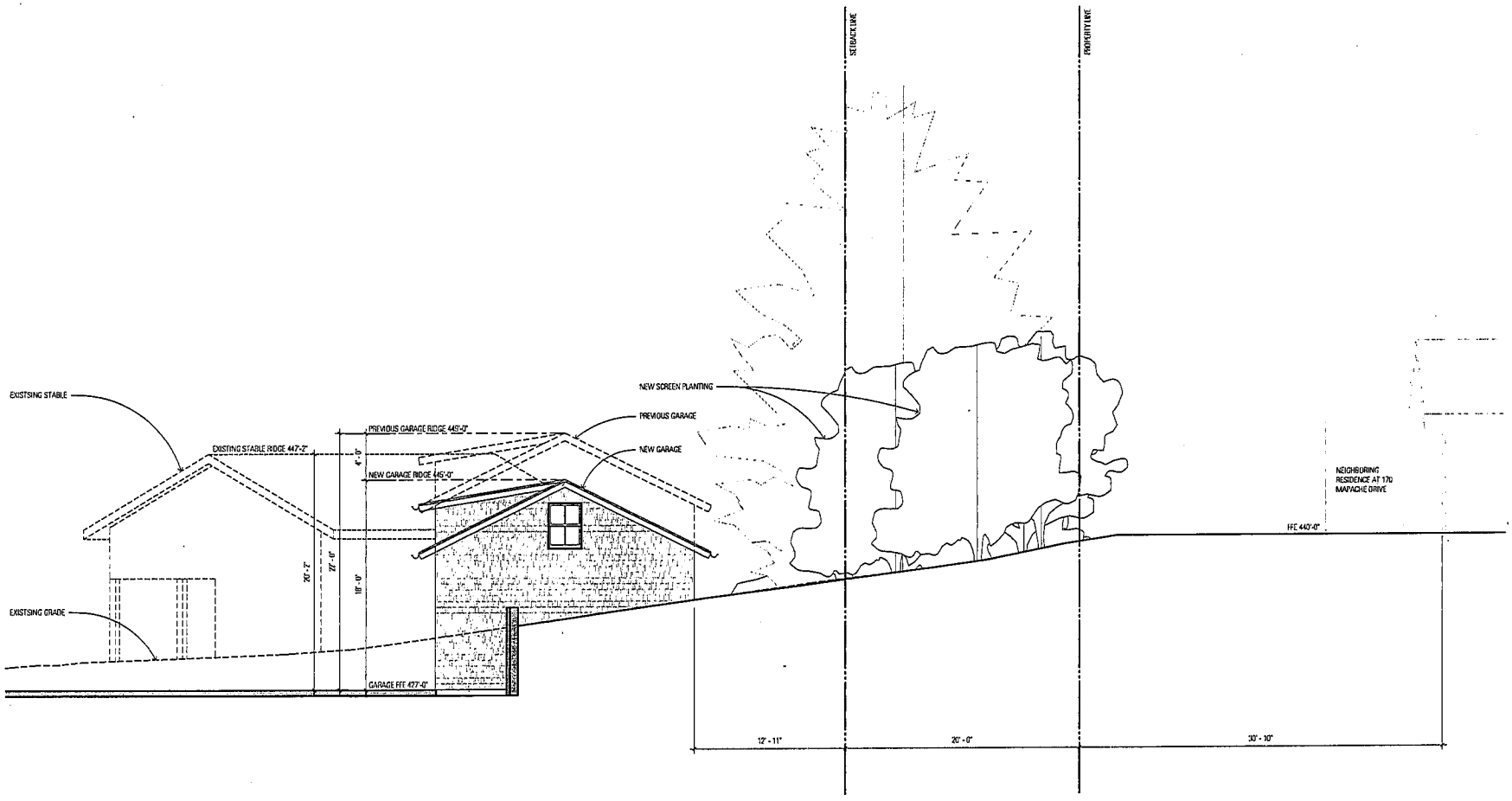
Jeremy

5 Naranja Way, Portola Valley, CA - Maffia Residence Project

Earthwork Volume Calculation per Portola Valley ASCC Guidelines
* Excludes building, swimming pool and retaining walls
* Calculation based on site layout received on 8/7/2013

Volume Breakdown:

Area	Volume		Net		Total Grading
	Cut (CY)	Fill (CY)	(CY)	(Cut or Fill)	(CY)
Driveway	224	18	206	Cut	242
Auto Court	340	20	320	Cut	360
Lawns	0	963	963	Fill	963
Back of House Grading	88	31	57	Cut	119
Existing House Backfill	0	353	353	Fill	353
Hillside Grading @ New Office Area	414	612	198	Fill	1,026
Total Grading Area	1,066	1,997	931	Fill	3,063



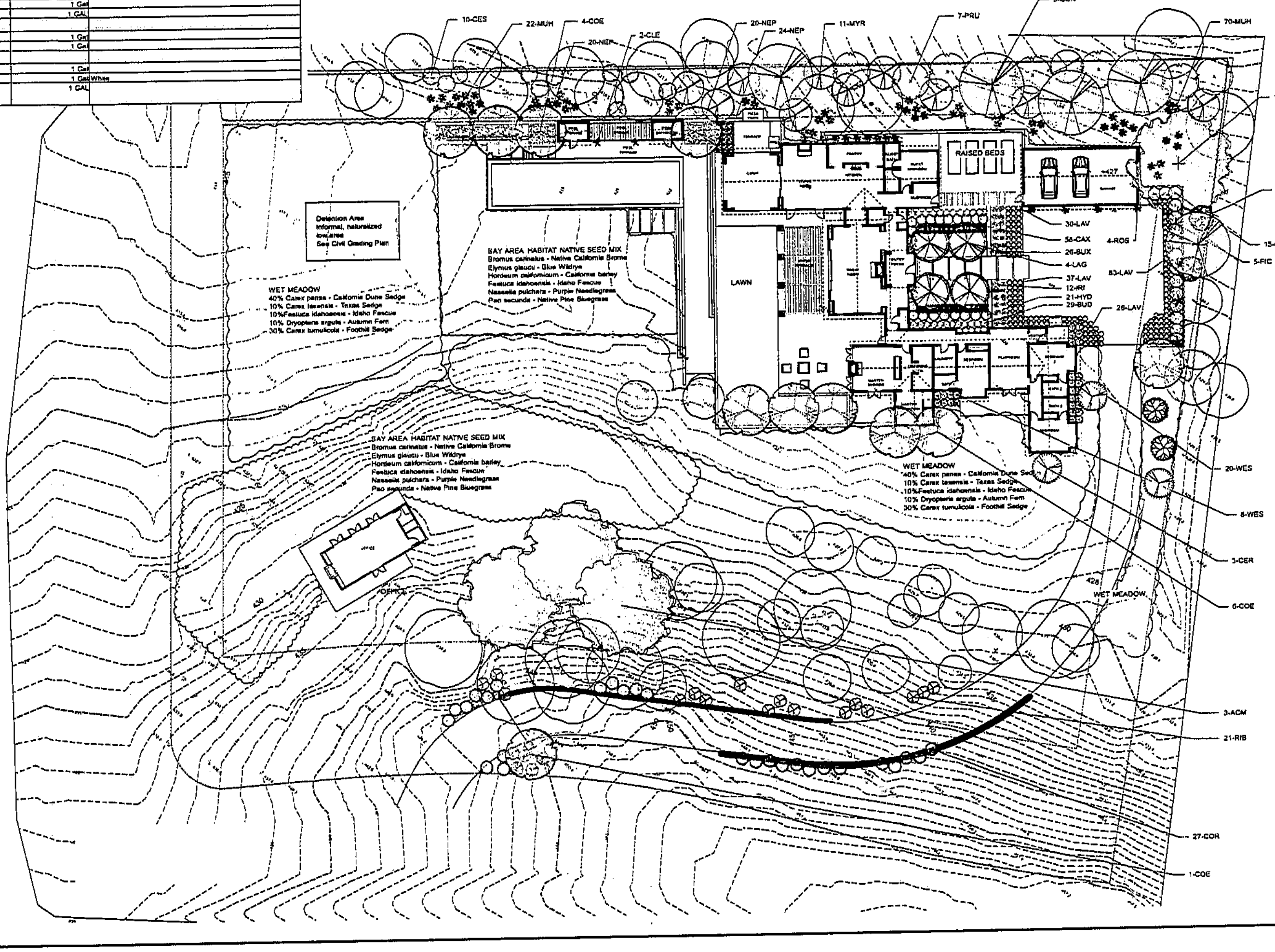
1 / A3.0 GARAGE STUDY
1/4" = 1'-0"

GARAGE STUDY

12082 | 08.08.13 | A3.0

Plant List

Qty	ID	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
4	ACM	Acer macrophyllum	Big Leaf Maple	24" Box	
4	QUE	Quercus agrifolia	Coast Live Oak	15 GAL	
5	QUA	Quercus agrifolia 24	Coast Live Oak 24	24" Box	
11	COE	Cornus x 'Eddie's White Wonder'	Dogwood	24" Box	
4	LAG	Lagerstroemia indica 'Natchez'	Natchez Crapemyrtle	36" Box	
3	CER	Cercis occidentalis	Western Redbud	24" Box	
Shrubs					
29	BUD	Buddleia Lo & Behold 'Blue Chip'	Blue Chip Dwarf Butterfly Bush	1 GAL	
15	CAC	Carpenteria californica	California Bush Anemone	5 Gal	
26	BUX	Buxus 'Green Velvet'	Green Velvet Boxwood	5 GAL	
7	PRU	Prunus ilicifolia	Hollyleaf Cherry	24" box	
27	COR	Correa x 'Ivory Bells'	Ivory Bells Australian Fuchsia	5 Gal	
21	HYD	Hydrangea macrophylla 'Lanarth White'	Lanarth White Lacecap Hydrangea	1 Gal	
11	MYR	Myrica californica	Pacific Wax Myrtle	24" Box	
28	WES	Westringia fruticosa	Westringia	5 GAL	
10	CES	Ceanothus x 'Snowflurry'	White California Lilac	5 Gal	
21	RIB	Ribes sanguineum 'White Icicle'	White Icicle Flowering Currant	5 Gal	
Perennials					
64	NEP	Nepeta x faassenii 'Snowflake'	Catmint	1 Gal	
12	IRI	Iris douglasiana	Douglas Iris	1 Gal	
176	LAV	Lavandula stoechas 'Bella White'	French Lavender	1 GAL	
Ornamental Grasses					
92	MUH	Muhlenbergia rigens	Deer Grass	1 Gal	
58	CAX	Carex tumilocola	Sedge	1 Gal	
Vines			Vines		
5	FIC	Ficus pumila	Creeping Fig	1 Gal	
2	CLE	Clematis armandii	Evergreen Clematis	1 Gal	White
4	ROS	Rosa banksiae 'Lutea'	Yellow Lady Banks Rose	1 GAL	
Seeds			Vines		



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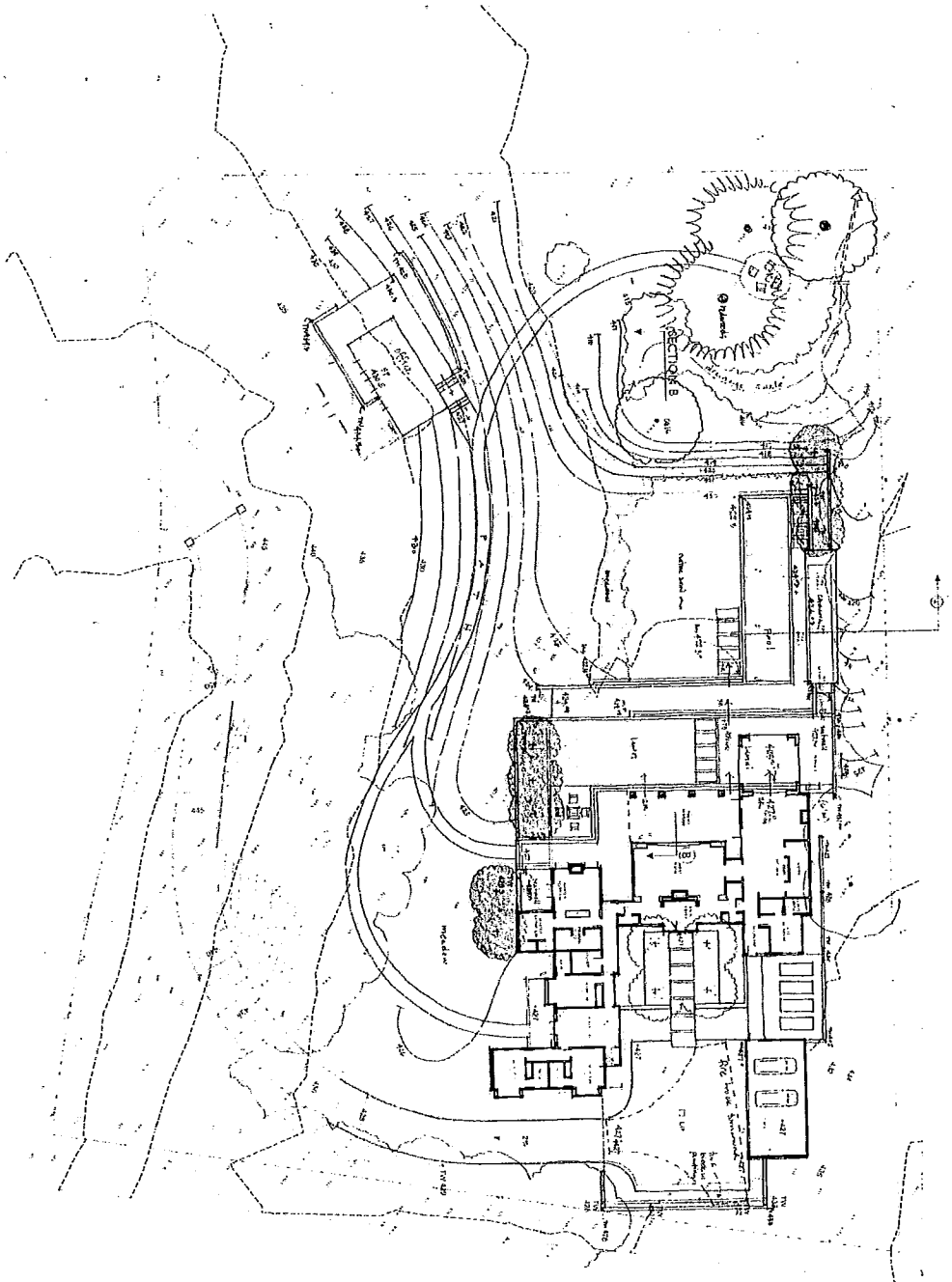
MAFFIA RESIDENCE
5 NARANJA WAY
PORTOLA VALLEY, CALIFORNIA
APN: 077-021-050

DATE:	SUBMITTAL
08.15.2013	HOA REVIEW MTG

SCALE: 1"=20'-0"

LANDSCAPE MASTER PLAN



LANDSCAPE MASTER PLAN

MAFFIA RESIDENCE
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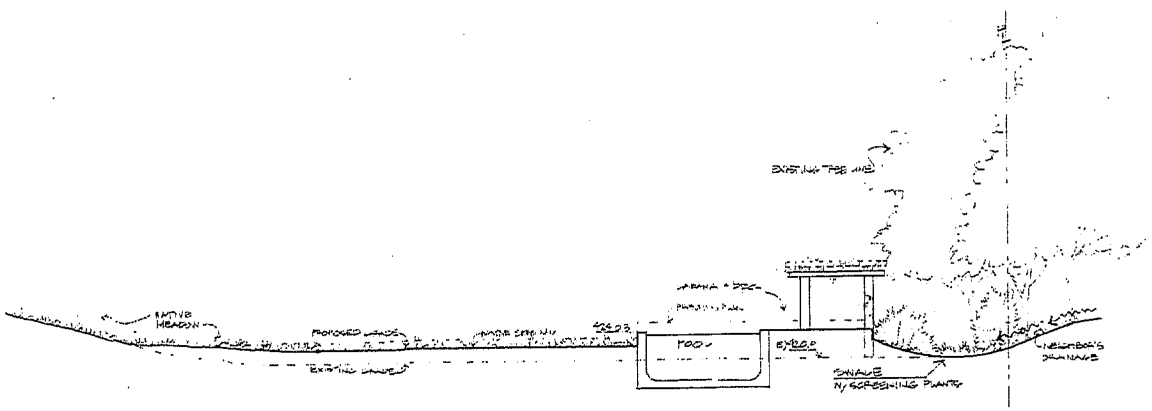

(A) SITE SECTION THROUGH POOL

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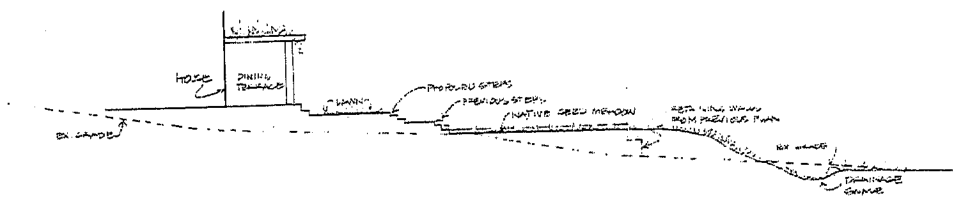
MAFFIA RESIDENCE
5 NARANJA WAY
PORTOLA VALLEY, CALIFORNIA
APN: 077-021-050

DATE	SUBMITTAL
	HOA RESUBMITTAL

SITE SECTION



(B) SITE SECTION THROUGH LAWN

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MAFFIA RESIDENCE

5 NARANJA WAY
PORTOLA VALLEY, CALIFORNIA
APN: 077-021-050

DATE	SUBMITTAL
2013 08 12	HOA RESUBMITTAL

SCALE 1/8" = 1'-0"

SITE SECTION

Jeremy Butler-Pinkham <JBPINKHAM@bararch.com>

August 21, 2013 6:24 PM

To: 'Tom Vlasic' <vlasic@spangleassociates.com>
Cc: 'Carol Borck' <cborck@portolavalley.net>, Karen Kristiansson <KKristiansson@portolavalley.net>, "mmaffia@ccareynkf.com" <mmaffia@ccareynkf.com>
RE: 5 Naranja Way - Supplemental Drawings

5 Attachments, 7 KB

Hi Tom,

Thank you for the preliminary comments. This is very useful in helping us prepare for the meeting next week. I believe you spoke with Mike earlier, but not sure what you covered with him. Please see my responses below in red. Hopefully, this covers everything, but don't hesitate to let us know if you have any additional questions.

Thanks,
Jeremy

Jeremy Butler-Pinkham, LEED AP | Architect
(415) 293-7176 | jbpinkham@bararch.com

B A R

543 Howard Street, San Francisco, CA 94105
T. (415) 293-5700 www.bararch.com

Support Leap and BAR's Team by clicking here

From: Tom Vlasic [mailto:vlasic@spangleassociates.com]
Sent: Wednesday, August 21, 2013 2:01 PM
To: Jeremy Butler-Pinkham
Cc: Carol Borck; Mike Maffia; Karen Kristiansson
Subject: Re: 5 Naranja Way - Supplemental Drawings

Hi Jeremy,

I was at the site today and have a few requests and suggestions for the site meeting. These are particularly related to proposed grading and the concerns we anticipate from commissioners and neighbors.

Story poles. Some repair work is needed as some of the taping has fallen off. The taping needs to be fully in

place and reasonably tight. Further, the changes with the garage, i.e., lowering by four feet needs to be modeled with pole modifications or markings to show the lowering. There should be no questions as to accuracy of the site modeling as both the northerly (Yates) and easterly (Wells) property owners want the ASCC and planning commission to consider views from their sites/homes. The height of the pool cabana structure poles need to be corrected or marked to show the lowering with the lowering of the fill by about one foot.
We are in the process of repairing the story poles and should have that completed by the end of this week. We will be adjusting the height of the garage as you mention and also reducing the height of the pool cabana to reflect the revised drawings that we sent earlier this week. The pool cabana location was shifted slightly to the west which we will also be correcting.

Site clarifications of proposed grading. The depth of cut for the garage and north and east side retaining walls needs to be clear at the site and the wall locations/lengths should be marked on the ground. The depth of fill for the west side lawn and native seed/pool terrace should be marked with poles at the edge of the terrace or at least at the corners. The planning commission will be particularly interested in the scope of fill to crate level area and the changes you have made in response to Westridge Committee input.
We have a surveyor on site tomorrow to do some additional staking and will also have him stake the auto court walls to the north and east of the garage. The height of the autocourt walls will be sloped to follow natural grade and we can provide you with top of wall and toe of wall elevations if that is helpful.

As for the pool hardscape and lawn/native seed area, we can mark the corners of the hardscape and upper lawn, but it is difficult to stake the lower native seed lawn since this is meant to be a more natural, sloping lawn that will tie in with the existing grade. We will stake the approximate extend of the native/lower lawn for reference, but in reality this will be a more sloping plane rather than a level area.

Driveway alignment. At least the centerline should be marked/staked, or preferably the edges of the pavement. (Also, as a heads-up you have too many lights planned along the driveway and lights in trees are prohibited.)
We will also have our surveyor mark the driveway while he is on site tomorrow and I will notify the landscape architect about the driveway and tree lighting. We can definitely reduce the driveway fixtures and eliminate the tree lighting (I assume you are talking about the 4 tree lights at the entry court?). Just to clarify, the tree lights are shielded down lights rather than up lights. Are these still prohibited?

Garage height/attic space. The garage sections show the lower level to have a plate/ceiling height of at least 11 feet. If you lower it by 4 feet, will you still have an attic area?
Yes, there will still be an attic space in the garage. Originally, we were planning for some ceiling hanging/storage space in the lower level of the garage which is why the ceiling height was higher. We have now taken the ceiling height down to 9'-6" at the lower level with a 6'-0" +/- height in the attic.

Tree removal. The arborist's report suggests removal of a number of trees beyond what is shown on the plans. I assume that the current Sheet L1.0 dated 8/16/13 is what is actually proposed. These trees should be clearly flagged at the site with red tape around the trunk. I'm not sure the current painted dots on the trees are fully consistent with the revised plan. In any case there should be no question as to the trees to be removed and those to stay.
You are correct. Sheet L1.0 is the most current and shows the trees that we are proposing to remove. The arborist will be flagging these trees this week in preparation for our meeting (I hope orange instead of red tape is okay?). You are also correct that there are some additional trees that are recommended for removal in the arborist report. These trees are not impacted by the proposed project and currently provide screening to and from the property. Our plan is to monitor the health of these trees during the course of construction and determine whether or not they need to be removed at a later date. In the meantime, we hope to give some of the understory trees time to mature and develop so that they can provide appropriate screening should we need to remove these larger trees in a few years.

Based on the my site check and my plan review to date I have concerns with the scope of fill for the pool/grass

terrace. It seems excessive even with the recent lowering. I believe it may face push back because of the large level area being created. My preliminary reaction is that there should more stepping down to the pool terrace area and the grading and landscape transitions should be more organic. Currently, the fill depth at the west end of the terrace at the pool trellis approaches 6-7 feet. This results in a strange drainage along the north side and helps to further emphasize the structural "line" along the north side that I expressed concern about earlier. I would prefer you consider further reduction in fill and moving the pool and pool trellis to the south side of the more level area of the site.

This echoes the concerns of the WASC and we have done our best to address this issue as illustrated in the revised drawings. This site is very challenging and we are balancing increased cut at the east end to in order to reduce fill at the west end. The drainage along the north side of the pool cabana is a result of unnatural fill on the adjacent parcel along the north property line which directs surface water towards the house and pool cabana. The structural line that you mention will be softened by the introduction of a naturally graded swale between the property line and the back of the cabana to convey water away from the house and cabana structures. The structural line also acts as a line of defense against water from the neighboring property. We feel that the solution we have presented is the most appropriate given the challenges and constraints of the site. We are prepared to discuss this in more detail at the field/town meeting on 8/27.

I also am concerned with the height of the great room section. While only 19-20 feet over finished grade, the story poles seem to suggest more massing with the height. I wondering if a slight reduction in the plate height might help to pull this more into the site.

Your observation is a good one. However, because the existing grade is several feet below the proposed finished floor of the great room, the story poles exaggerate the actual volume of the great room. The great room plate height is necessitated by the height at which the entry foyer roof engages the wall of the great room. The height and roof pitch of the entry foyer have been minimized to keep the great room roof as low as possible.

A few other notes. The pizza oven can't extend into the 20 foot setback. The driveway entry gate must be at least 25 feet from the property line measured directly to the property line and must have an opacity of at least 50%.

Noted. We were not sure about the pizza oven and could not find any specific code restrictions regarding this. Thank you for clarifying. We will adjust the pizza oven placement accordingly.

The entry gate design calls for an open wood or metal lattice. We will double check and make sure that this is at least 50% opaque. Since the driveway parallels the property line, does this mean that the gate will need to move to the southeast corner where the driveway starts to curve to the north? Everywhere else is within 25' of the property line. My only concern with this is that the curved portion of the driveway is also the steepest section of the driveway which could present some functional issues with the gate opening and closing. Are there any exceptions to this requirement?

I will have additional input as I complete the report for the 8//27 meeting but wanted to share the above with you after my site review today.

Thank you. Much appreciated.

Please let me know if you need an clarifications relative to the above comments.

Regards,
Tom Vlasic
Town Planner

Thanks,
Jeremy

PAUL R. HOLLAND AND LINDA K. YATES

170 Mapache Drive, Portola Valley, CA 94028
Phone: 650 851-4054 Fax: 650 851-4570
e-mail: pholland@foundationcap.com, lyates@hollandyates.com

August 22, 2013

Mr. Tom Vlasic
Members of the ASCC
Members of the Westridge Committee
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

Dear Mr. Vlasic, ASCC and Westridge Committee Members,

We are writing you concerning the Maffia Family project at 5 Naranja. We will be attending the August 27th ASCC site review and meeting later in the evening but we wanted to highlight a couple of concerns relating to the current siting and massing of the house.

We are extremely familiar with that lot and have been close to the Baba family, the original owners and builders of the property, for over 40 years. There are many reasons why the original house was built where it is, however we understand that the Maffia family would like to move it to another location on the property. We fully support their option to do make that move. Our hope was that they would do as we did, move it back, but center it on the property and have the primary massing run horizontally along the street vs. the current plan which is perpendicular to the street thus horizontal to the property line.

There are three challenges with their current design which creates a double whammy effect:

- The house (including garage) is jammed up against the far corner of the property as close as it could possibly be to our house. (We have inserted a graphic below to illustrate the problem)
- The house (including garage) has a long linear design which runs along the property line as if a train were parked next door, further exacerbating the challenges of the actual siting of the house. We particularly object to the proximity of the garage which is detached and could easily move to the other side of the house which would also break up the massing.
- To align the outdoor space with the living area, which makes sense, they have had to put the pool right next to ours, again a corollary effect of having the house jammed against the whole west/right side of the property.

While I understand that in Menlo Park, Los Angeles or other urban areas it is common for houses to be so close to one another, the whole history of Portola Valley has been to preserve the rural, open feel of our ecosystem and our environment. From both an aesthetic/visual perspective (including light and noise pollution) and a privacy perspective we believe it is better for all concerned that the house be centered on the property.

We thought that after the Maffia's bought the house they would do as we did and meet with all the neighbors and the town in a preliminary review before putting pencil to paper. As you remember, we started with a set of themes (not a design) in terms of what we wanted the house to"live" like. That process allowed us to get input from our team and the town in terms of how to accomplish what we wanted in a siting and design that would work for all. We took our entire design team to each neighbor's house to view the property from their lots before we created an initial design. After we then had a preliminary design, we held a review meeting with members of the town, ASCC and planning commission at our house with our whole design and green team where they presented and got feedback on preliminary plans. We even built a model that we shared with neighbors, members of the Westridge and ASCC committees to view and provide feedback on thus scrapping and starting over many times before presenting any "final" plans.

Unfortunately that has not been the process in this case. We appreciate that they have spent a lot of money on the design thus far but unfortunately we were not given the opportunity to have a dialogue on the design with the Maffia's or their design team before they got this far. We were presented the plans as a fait accompli by Mr. Maffia alone one afternoon. We asked that he bring his design team over to see his project from our perspective, which he did after the

fact, but it seems to have had no effect, as only incremental changes have been made at this point and the fundamental challenge remains, the house is just too close and too linear along the property line. In fact, their architect commented to us that they thought they fixed the problem by not having any windows looking onto our property because "that is what we do in San Francisco." We noted that Portola Valley is not San Francisco and the issue is open space and fit with the environment not overcoming the urban challenge of density where that density is by design not by default. In Portola Valley, we have the benefit of space. We have asked what their big picture goals are in the interests of trying to ensure that they can have it all in harmony with our needs, but we have only been told that the garage has to be where it is so that Mrs. Maffia does not have to walk as far with groceries and the house is sited primarily so that they have winter sun in the morning for those few weeks/months when frankly it may be raining anyway.

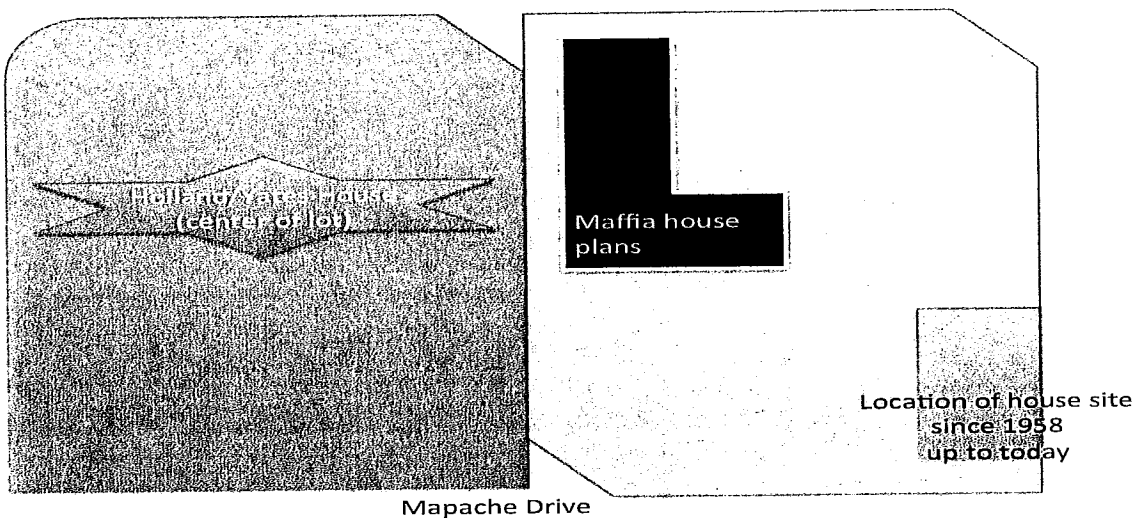
Planting from their side cannot mitigate the problem and in fact, though we have been assured that the one pine tree that is healthy and provides a big screen now will stay, given where the poles are and our extensive research and knowledge of the trees in Portola Valley, it will not survive construction. As you know in keeping with the values of Portola Valley, we have zero fencing of our own around our property but if the project goes as planned we will have no choice but to plant out a virtual "wall" to create some sense of privacy and to dampen the effect of noise and light pollution that is inevitable from a house that massed against the property line. As you know, as part of our outreach and education effort as the greenest house in America demonstrating sustainable living and green building, we host many tours, field trips, classes (including two recurring Stanford University classes) and events. Now that the story poles are up, we already have had people making all sorts of comments about how clearly contrary the project is to ours, expressing surprise as to what design team would stand in our house and think that location made any sense.

We would like to formally request that the members of the various committees and Mr. Vlasic come view the project from our property at any time that it is convenient for you. As you know, people are in and out all the time here so feel free to come either during the meeting or at any time that works for you. We had hoped that we could have worked with the Maffia's directly but they have seemed unwilling to undo the work they had already invested in so now we must depend on the official process of review. We have not been notified on any Westridge Committee meetings yet but will be happy to attend those as well if they are separate from the town reviews. Thanks again for all the work you do to support the principles and values on which Portola Valley was founded, your efforts over the years have made our town one of the most beautiful and desirable places to live on the planet.

Regards,

Paul Holland and Linda Yates

Rough Schematic Illustrating Current Design Challenges



NV5

BEYOND ENGINEERING

July 16, 2013

Ms. Carol Borck
Assistant Planner
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

Subject: Peer Review of Site Development Permit X9H-657, 5 Naranja Way – Maffia Residence

NV5 has completed its review of the Maffia Residence Site Development Plans, which included 20 plan sheets, prepared by BAR Architects (dated 6/17/13), Freyer & Laureta (dated 6/17/13) and Arterra Landscape Architects (dated 6/17/13). Our review was limited to the Freyer & Laureta plans (sheets C01 and C02), and below are the civil review comments.

NV5's comments of the submittal include the following:

Sheet C01 – Grading and Drainage Plan:

1. The general grading around the detached office shows 3:1 maximum slope (scaling the plan shows approximately 6:1 slope = 16.7%). There is no apparent access path between the office and the main residence structure nor is there an access path to the driveway.
2. The 48" SD pipe below the proposed driveway has a vertical clearance of less than 1'. Depending on the type of pipe used, a concrete cap is recommended for the storm drain pipe section below the driveway.
3. TS and BS elevations show steps greater than 1.6' but no actual stair steps. Will there be a railing system at these locations?
4. Grading General Note 5 references Detail 4 on sheet DT01 – no detail sheet shown.
5. Add hatching to the legend for the outfall/rock slope at the end of the 48" SD.
6. A junction box or inlet is recommended at each location where there is a bend in the storm drain pipe system for maintenance purposes.
7. The storm treatment area and drainage pipe sizes were not reviewed for capacity as no calculations were received.

Sheet C02 – Erosion Control Plan:

1. Silt fence with straw is recommended along the entire perimeter of the property, with the exception of the entrance/exit driveway.
2. Add straw rolls adjacent to the driveway where re-grading occurs. Only one line of the straw roll is currently showing.
3. A temporary gravel construction entrance/exit is recommended to be shown for washing wheels of construction vehicles.
4. The concrete dissipator shown in the legend is not used in the plan. Where will it be used?

5. Details for the silt fence and straw roll are not shown (reference to sheet DT02 are used, but the sheet was not included in the package).
6. Erosion and Sediment Control Notes Nos. 2, 6 and 14 refer to "City" Engineer – change to "Town".
7. Erosion And Sediment Control Note 9 – change word in last line from "immediately" to "immediate".

The engineering service performed for the subject location has been limited to review of documents identified above. Our comments for the review are made in accordance with generally accepted principles and practices of the Civil Engineering profession.

Please feel free to contact me with any questions by phone at (408) 392-7281 or via e-mail at charmaine.zamora@nv5.com.

Sincerely,

Nolte Associates, Inc. (a subsidiary of NV5, Inc.)

Charmaine Zamora, P.E.
Project Manager

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

July 11, 2013
V5053

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

SUBJECT: **Geologic and Geotechnical Peer Review**
RE: Maffia, New Residential Development
5 Naranja Way, SDP #X9H-657

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

- Geotechnical Investigation (report), prepared by Murray Engineers, dated June 7, 2013;
- Civil Plans (2 sheets, 20-scale), prepared by Freyer & Laureta, Inc., dated June 17, 2013;
- Architectural Plans (13 sheets, various scales), prepared by BAR Architects, dated June 17, 2013; and
- Topographic/Tree survey (1 sheet, 20-scale), prepared by L Wade Hammond, dated June 17, 2013.

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

DISCUSSION

We understand that the applicant is proposing to construct a new residence with a detached garage, swimming pool, and detached office building. The proposed residence will be relocated to the northeast portion of the property, northeast of an existing drainage channel. We understand that the existing residence, located in the southwestern portion of the lot, is to be demolished and the site restored to near-natural conditions. This includes removal of the existing swimming pool shell and replacement

with engineered fill. A culvert (48 inches in diameter) is to be placed within the drainage channel and buried with engineered fill. Access to the site will be provided by a new paved driveway extending northward from Naranja Way. Proposed earthwork quantities are to include approximately 970 cubic yards of cut and 2,800 cubic yards of fill.

SITE CONDITIONS

The proposed building site is generally characterized by gently inclined to moderately steep (approximately 10 to 50 percent inclination), natural, southwest-facing hillside topography with a seasonal drainage gully extending through the central portion of the property. Previous grading for the existing building pad has resulted in a cut and fill prism for the existing residence and driveway. Site fill prisms are located along the southwestern portion of the building pad and driveway areas and contain steep (approximately 30 to 50 percent inclination) slopes. Cuts are supported with rock retaining walls up to 3.5 feet in height. Drainage at the site is generally characterized by sheetflow directed toward a seasonal creek channel that traverses the center of the property.

According to the Geologic Map of Portola Valley, the site is underlain, at depth, by bedrock materials of the Santa Clara Formation (i.e., interbedded conglomerate, sandstone, siltstone, and potentially expansive claystone). According to the Town Movement Potential Map, the majority of the property, including the proposed building site, is located within a "Sun" zone, which is defined as: "*unconsolidated granular material (slope wash, alluvium) on level ground and gentle slopes; subject to settlement and soil creep; liquefaction possible at valley floor sites during strong earthquakes.*" The southwestern portion of the property is located in an "Ps" zone, which is defined as: "*unstable, unconsolidated material, commonly less than 10 feet in thickness, on gentle to moderately steep slopes subject to shallow landsliding, slumping, settlement and soil creep.*" The main trace of the San Andreas fault zone is located approximately 1,500 feet southwest of the property.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed new residential development is constrained by undocumented fill materials with the potential for settlement, creep and shallow landsliding, expansive surficial soil and bedrock materials, surficial soil creep, and very strong seismic ground shaking. The Project Geotechnical Consultant has performed an investigation of the site and has provided geotechnical design recommendations that appear appropriate for the identified site constraints. These recommendations include founding the residential structures on a pier and grade beam foundation system with minimum 16-inch diameter piers embedded a minimum of 8 feet into bedrock. Recommendations have been

provided to mitigate potential adverse impacts of expansive earth materials by constructing the swimming pool on piers, and placing concrete slabs on an 8- to 12-inch thick layer of granular fill. The geotechnical consultant recommends placing subdrains within the drainage swale backfill to capture seepage accumulating in the drainage axis. We do not have objections to the proposed development concept from a geotechnical or geological standpoint; thus, we recommend **approval of the Site Development Permit application**. The following should be performed prior to Building Permit approval:

1. Construction Development Plans – Development plans that incorporate the geotechnical design recommendations of the Project Geotechnical Consultant should be submitted to the Town.

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 swimming pool, foundations, and retaining walls) to ensure that their recommendations have been properly incorporated.

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

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

   - The Geotechnical Consultant should inspect all foundation excavations and pool shell excavations to assure that piers, footings, proposed swimming pool walls and retaining walls will bear on competent native materials.

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

LIMITATIONS

This 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

John M. Wallace
Principal Engineering Geologist
CEG 1795

Patrick O. Shires
Principal Geotechnical Engineer
GE 770

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: 5 Naranja Way	Jurisdiction: PV
Owner/Architect/Project Manager: Maffia	Permit#: x9h-657
PROJECT DESCRIPTION: New Residence	
Fees Paid: ☒$YES ☐ See *Fee Comments* Date: 6/27/13	
Fee Comments: $60.00 for ASRB Check#1004 6/26/13	

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.
4. Install Smoke and CO detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed in main house and garage.
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. If Driveway is over 15% slope surface must bbe rough brushed material approved by WFPD. If driveway is over 150' a fire truck turnaround is reqd. (see www.woodsidfire.org)
9. Fire hydrant must be within 500' of structure measured on approved roadway. (submit location of hydrant w/building plans.
10. Solar PV array must meet requirements of WFPD (see www.woodsidefire.org)
11. Electric gate must be equipped with knox switch for fire dept emergency use.

SUBMIT BUILDING PLANS w/special detail for comments # 8,9,10 & 11

Reviewed by:D. Enea	Date: 7/3/13
☒Resubmit ☐Approved with Conditions	☐Approved without conditions

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

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

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

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 077-021-050	SR#	Date 6/27/2013
Site Address 5 Naranja Way		Owner Maffia
City Portola Valley	ZIP	Contractor

Attn: Carol

Hello Carol:

I reviewed the plans from Bar Architects dated June 17, 2013. The plans did not include septic design plans for the proposed 5 bedroom house. Project will have an increase of one bedroom from the original 4 bedrooms per San Mateo County records.

I spoke with the applicant, Mr. Mike Maffia and he is aware of the percolation testing requirement along with the septic design submittal. Septic design plans shall be approved prior to the building permit issuance.

Stan Low, REHS
Land Use Specialists

Preliminary Conservation Committee Comments
5 Naranja
July 8, 2013

Volume of Grading 3770 cubic yards with substantial reshaping of lot.

Committee members were not able to arrange a preliminary site visit. At our meeting to consider plans two neighbors appeared with significant concerns about the placement and size of the house. Because of the size and complexity of the project, the Committee would like to accompany ASCC on their site visit before submitting a report.

Submitted by Judith Murphy, Chair

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TOWN OF PORTOLA VALLEY
SECOND UNITS AND ACCESSORY STRUCTURES

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

SECOND UNITS

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

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

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

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

ACCESSORY STRUCTURES

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

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

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

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