TOWN OF PORTOLA VALLEY
REGULAR PLANNING COMMISSION MEETING
765 Portola Road, Portola Valley, CA 94028
Wednesday, October 16, 2013 – 7:30 p.m.
Council Chambers (Historic Schoolhouse)

AGENDA

Call to Order, Roll Call

Commissioners McIntosh, McKitterick, Targ, Chairperson Von Feldt, and Vice-Chairperson Gilbert

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.

Regular Agenda

1. *Public Hearing*: Site Development Permit X9H-656, for New Residential Development, 5 Naranja Way, Maffia

2. *Preliminary* Review of Variance Request X7E-135, 3 Grove Court, Ciancutti

3. *Continued Public Hearing*: Proposed Amendments to Conditional Use Permits (CUP) X7D-151 and X7D-169, 555 Portola Road, Spring Ridge LLC (Neely/Myers)

Commission, Staff, Committee Reports and Recommendations

Approval of Minutes: October 2, 2013

Adjournment:

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 ext. 211. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

AVAILABILITY OF INFORMATION

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.

Copies of all agenda reports and supporting data are available for viewing and inspection at Town Hall and at the Portola Valley branch of the San Mateo County Library located at Town Center.

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: October 11, 2013

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission

FROM: Tom Vlasic, Town Planner

DATE: October 11, 2013

RE: Agenda for October 16, 2013 Planning Commission Meeting

The following comments provide an overview of the items on the October 16th agenda.

Site Development Permit X9H-656, 5 Naranja Way, Maffia

The enclosed staff report dated October 11, 2013 provides an evaluation of this request for approval of 2,470 cubic yards of grading to be completed as part of a project for residential redevelopment of the subject 2.5-acre Westridge subdivision property. The October 16th meeting will be a public hearing on the request. A preliminary review on the project was conducted on August 27th and the ASCC completed review and approval of the architectural plans on September 23, 2013. The staff report recommends conditional approval of the site development permit. It is also noted that the Westridge Architectural Supervising Committee has approved the project.

Preliminary Review of Variance Request X7E-135, 3 Grove Court, Ciancutti

Enclosed is an October 10th staff report to the ASCC that was prepared to support both the ASCC's and planning commission's preliminary review of this project and the request for variance relief from zoning standards relative to setbacks, height and floor area. The basis for the variance request is largely related to the "historic" conditions that pertain to the property and existing residence. The ASCC is scheduled to conduct a site meeting on October 14th, but the commission could not convene a quorum for that meeting date. The commission will need to determine if it wants to set a separate site meeting as part of the review of the variance requests.

Continued Public Hearing Amendments to CUPs X7D-151 and X7D-169, 555 Portola Road, Spring Ridge LLC

This public hearing was opened on October 2nd and then continued to the October 16, 2013 planning commission meeting. Commissioners have the September 27, 2013 staff report prepared for the 10/2 meeting and the draft minutes of the meeting are enclosed. The existing agricultural service road data requested at the last meeting is still being developed and we have not prepared a separate staff report on the applications for the October 16th

continued meeting. Nonetheless, public input should be taken. In addition, town attorney Leigh Prince will be present to address planning commission questions relative to the proposals, particularly as they relate to the suggestion for the consideration of a conservation easement over a portion of the "meadow preserve." In addition, she can advise the commission on the status of the applicants request for a Williamson Act contract for the property that would limit uses and structures to essentially those authorized by the CUPs.

Following discussion at the October 16th meeting, the public hearing should be continued to the regular November 20, 2013 planning commission meeting as agreed to at the October 2, 2013 meeting.

TCV
encl.
cc. Town Council Liaison
Mayor
Assistant Planner
Principal Planner
Town Manager
Deputy Town Planner
Town Attorney

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission

FROM: Tom Vlasic, Town Planner

DATE: October 11, 2013

RE: Site Development Permit Request X9H-657, Maffia

Location

1. Address: 5 Naranja Way, Westridge Subdivision
2. Assessor's parcel number: 077-021-050
3. Zoning District: R-E/2.5A/SD-2.5 (Residential Estate, 2.5 acre minimum parcel area, slope density requirements)

Request, Background, Project Overview, ASCC Actions

This request is for approval of a site development permit application for approximately 2,470 cubic yards of grading (counted pursuant to the provisions of the site development ordinance). This work is to be completed as part of the plans for residential redevelopment of the subject 2.5-acre Westridge Subdivision property (see attached vicinity map).

On August 27, 2013 the planning commission joined the ASCC at a site meeting for a preliminary review of the application. The attached August 27, 2013 staff report prepared for the preliminary review site meeting and the attached meeting minutes describe the project, grading, and the preliminary comments offered at the site and later at the evening ASCC meeting.

In response to the preliminary review input, the project plans were refined to reduce the scope of grading, originally proposed at 3,063 cubic yards, to 2,470 cubic yards. A number of other plan adjustments were also made to respond to comments and address Westridge Architectural Supervising Committee (WASC) concerns and also those of site neighbors, particularly those of the neighbors at 170 Mapache Drive. In addition, while the site drainage plans were found acceptable by the town's engineering consultant, NV5 as set forth in the attached September 20, 2013 letter, the town planner requested a drainage plan narrative that could be more readily understood by neighbors and this was drafted, reviewed by the town's engineering consultant, and revised. The attached revised narrative was received by email on October 10, 2013.

The specific site development permit plans before the planning commission for action at this time are attached as listed below:

Title Sheet (with northeast side house/garage elevation), BAR Architects, October 2, 2013

Sheet C01, Grading & Drainage Plan, Civil Plans, Freyer & Laureta, Inc., Civil Engineers, 10/2/13

Sheet L1.0, Tree Protection and Removal Plan, Ned Patchett Consulting, 10/2/13
Sheet L3.0, Planting Plan, Arterra Landscape Architecture, 10/2/13
Sheet L5.0, Exterior Lighting Plan, Arterra Landscape Architecture, 10/2/13

Sheet A1.01, Site Plan and Project Information, BAR Architects, 10/2/13

Also attached is grading plan Sheet C01, dated 9/12/13, as considered at the ASCC's 9/23 site and evening project approval meetings. This sheet shows the correct location for the detached office and the grading related to it. The revised plan dated 10/2/13 shows the final grading plan with the changes that reflect ASCC approval conditions, but the office site was modified to meet the WASC setback standards as understood at the end of the 9/23 review. After the plan was revised, it was found that the office siting as shown on the 9/12/13 plan did actually meet the final WASC setback requirements. Thus, the request is to approve the 10/2 grading plan, but with the understanding the office will be located as shown on the 9/12 plan and the grading for the office will also be as shown on the 9/12 plan.

The ASCC completed action on the architectural review plans on September 23, 2013. The September 19, 2013 staff report prepared for that meeting and meeting minutes are attached. The above listed plans have been refined to address the ASCC approval conditions, particularly with respect to the landscape issues discussed at the September 23rd meeting. The ASCC is scheduled to consider the above listed follow-up plans on Monday, October 14, 2013. The actions by the ASCC from the 10/14 meeting will be reported to the planning commission at the October 16, 2013 public hearing on the site development permit.

Background, project description, and project refinements though the ASCC review process

The materials from and related to the August 27, 2013 preliminary review meeting, the ASCC 9/23/13 architectural review approval meeting, and the scheduled October 14, 2013 ASCC "follow-up" review meeting provide a comprehensive review of the project, architectural elements, grading and site design issues and WASC review and approvals. These materials are attached or enclosed as noted below:

August 27, 2013 preliminary review meeting. Included are the August 27, 2013 staff report with relevant attachments and the minutes from the site meeting and regular evening ASCC meeting.

September 23, 2013 ASCC architectural review approval meeting. September 19, 2103 staff report to the ASCC, with attachments, and minutes from the ASCC meeting setting forth comments and approval conditions. These materials include, in the minutes, the WASC approval conditions and findings for the project. As noted above, there was some back and forth between the applicant and WASC relative to office setbacks and these have been resolved as clarified in the above discussion.

October 14, 2013 ASCC "follow-up" review meeting. The October 10, 2013 report to the ASCC for the 10/14/13 follow-up review is enclosed. This report with attachments addresses how the follow-up submittal materials respond to ASCC approval conditions and also to the neighbors' concerns, particularly relative to landscape screening. Some

additional landscape conditions are recommended and we anticipate receiving a letter from the neighbors and their landscape consultant relative to the plans. This will be considered with the other materials at the 10/14 meeting and, as noted above, we will report the outcome of the meeting to the planning commission at the October 16th public hearing.

Ordinance Requirements

Section 7303.C. of the Site Development Ordinance requires that plans for grading in excess of 1,000 cubic yards come before the planning commission for approval. Further, Section 7300.A.6) requires a site development permit when certain tree removal is proposed. The ordinance requires that the plans be reviewed by the *Site Development Committee*, consisting of the town engineer, town planner, town geologist, health officer, fire marshal, and designated members of the architectural and site control commission (ASCC), the conservation committee and trails committee. The reviews and recommendations of committee members are to be transmitted to the planning commission and applicant in a report prepared by the town planner. The specifications for grading and other aspects of site development are contained in the site development ordinance.

Review and Evaluation

Pursuant to the requirements of the site development ordinance, project plans have been circulated for staff and committee review. The following reports and comments have been received.

1. **ASCC.** The ASCC review and approval efforts are discussed above including the referenced attached materials.

2. **Public Works Director.** By memo dated September 20, 2013, NV5, on behalf of the public works director, has found the project acceptable subject to conditions to be addressed during the "construction documents" phase of the project. Some of the information requested is provided in the attached drainage narrative received 10/10/13 by email. This has been forwarded to NV5 for review and approval.

3. **Town Geologist.** By memo dated July 11, 2013 (copy attached), the town geologist has found the project grading plans conditionally acceptable.

4. **Fire Marshal**. The fire marshal has reviewed the proposal and by memo dated July 3, 2013 (copy attached), found the proposal conditionally acceptable. (The comments in the memo relative to the "entry gate" are no longer applicable as the gate has been eliminated from the project.)

5. **Town Planner.** As has been the case with site development permits, our plan concerns were developed and addressed primarily through the ASCC review process as discussed in the report materials associated with the above referenced ASCC meetings.

6. **Conservation Committee**. The conservation committee provided preliminary review comments and follow-up comments that were incorporated into the final ASCC review and approval actions.

7. **Health officer**. The attached 6/27/13 report from the health officer advises on the conditions that must be met to satisfy health department septic system standards. These will be pursued in detail prior to issuance of any construction permits. The project

design team is aware of the comments and we understand has been interacting with the health department on them. They believe all can be satisfied within the context of the current site plan. Thus, they understand that these will be conditions on the permit and that there is some risk if they have to modify the site plan to satisfy them.

Environmental Impact

The project is categorically exempt from filing an environmental impact report pursuant to Section 15303.(a) of the CEQA guidelines. This section exempts construction of new single-family residences when not in conjunction with the construction of two or more such units.

Recommendations for Action

Unless information presented at the public hearing leads to other determinations, the following actions are recommended:

1. **Environmental Impact.** Move to find the site development permit project categorically exempt pursuant to Section 15303.(a) of the CEQA guidelines.

2. **Site Development Permit.** Move to approve the site development permit application as shown on the plans and materials referenced under "request" of this memo subject to the following conditions:

   a. All ASCC September 23, 2013 and October 14, 2013 architectural and site development review requirements shall be adhered to.

   b. The requirements of the public works director as set forth in the NV5 report of September 18, 2013 and any follow-up review of the drainage narrative shall be adhered to.

   c. The requirements of the town geologist set forth in his July 11, 2013 memorandum shall be adhered to.

   d. The requirements of the Fire Marshal set forth in her July 3, 2013 memorandum shall be adhered to.

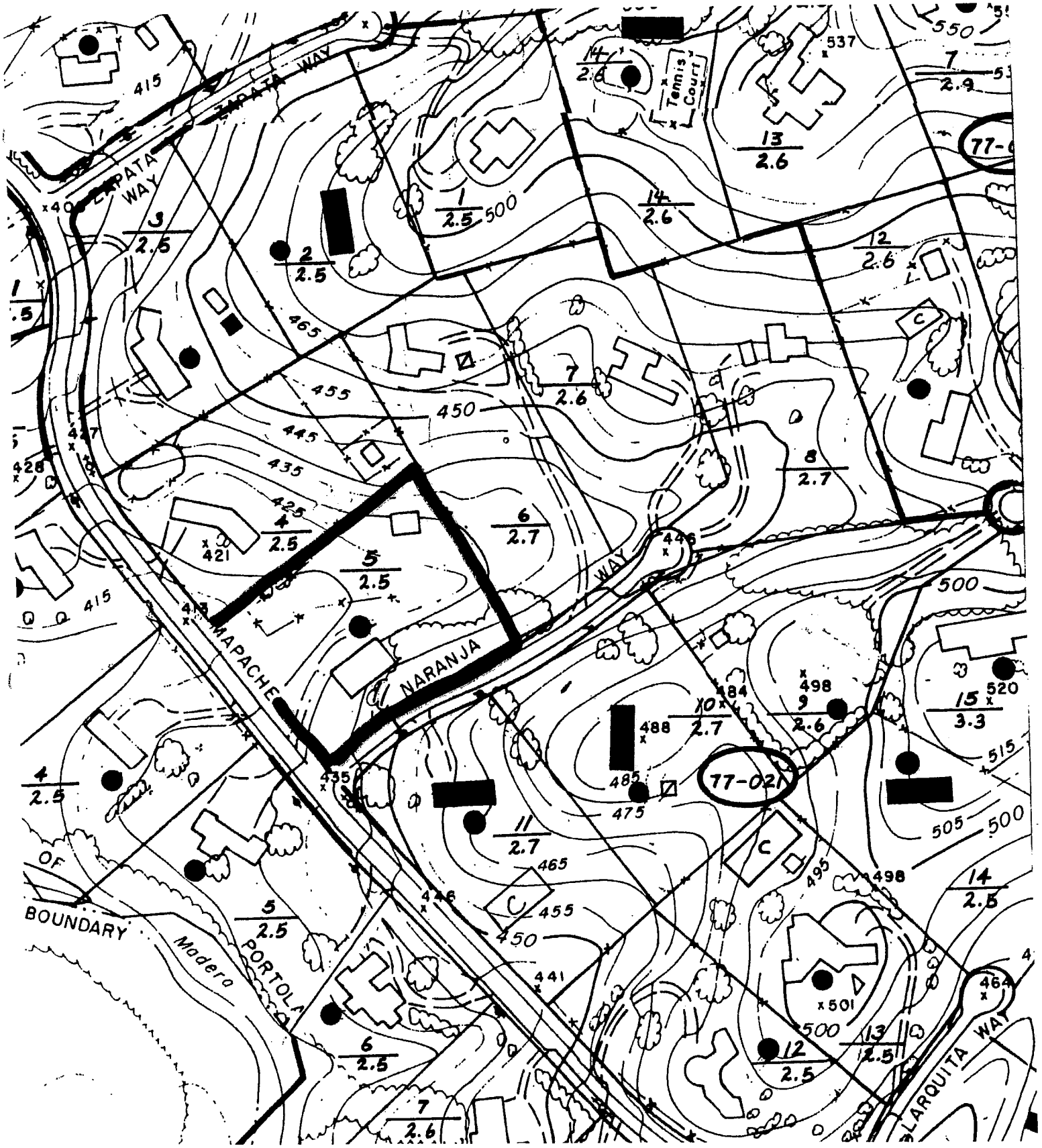
   e. The requirements of the Health Officer set forth in his 6/27/13 report shall be adhered to.

   f. All finish contours shall be blended with the existing site contours to result in as natural appearing finish slope condition as reasonably possible to the satisfaction of the public works director and town planner.

TCV

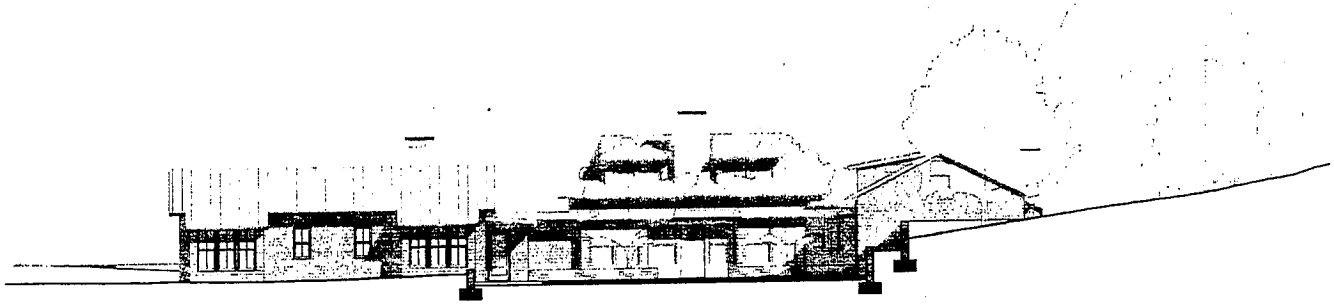
attachments
encl.

cc. Assistant Planner
Town Attorney
Mayor
Town Council Liaison
Town Manager
ASCC
Deputy Town Planner
Town Geologist
Fire Marshal
WASC
Applicant



Vicinity Map
Scale: 1" = 200 feet

Architectural Review Residential Redevelopment & X9H-657, Maffia
5 Naranja Way, Town of Portola Valley
August 2013

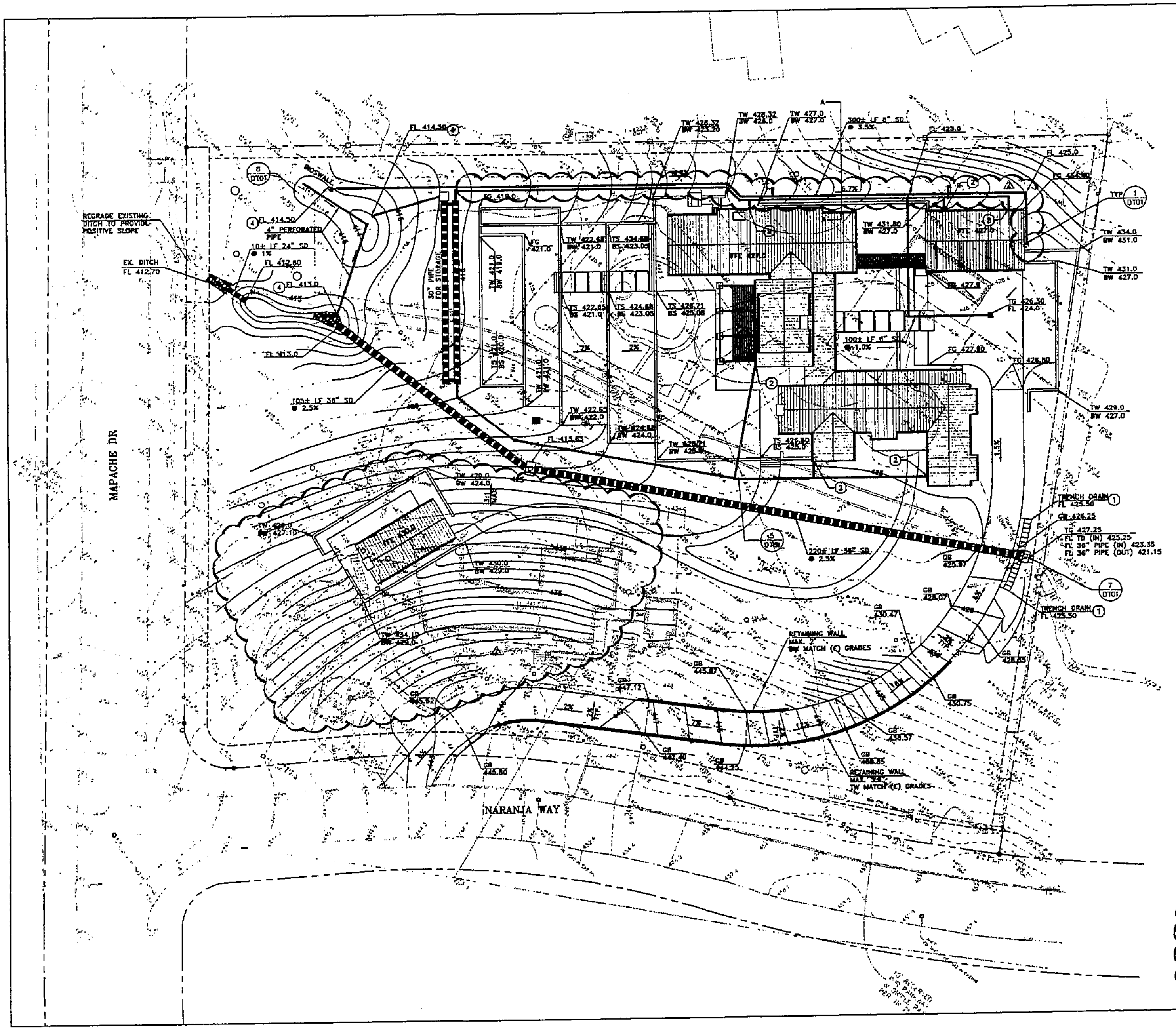


MAFFIA RESIDENCE

5 NARANJA WAY, PORTOLA VALLEY, CA

ARCHITECTURAL & SITE CONTROL COMMISSION AND SITE DEVELOPMENT PERMIT APPLICATION SECOND RESUBMITTAL

OCTOBER 02, 2013



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

- = CLEANOUT PER DETAIL (5/DT01)
- = FLOW DIRECTION
- = GRADE BREAK
- = FG CONTOUR
- = PROPOSED STORM DRAIN LINE
- = ENERGY DISSIPATOR. DISSIPATOR STONES SHALL BE IMPARTED AND BE MIN. 3" DIAMETER STONE TO BE STAR QUARRY IN NAPA (SUBMIT SAMPLE).
- = CROSS SECTION PER DETAIL (2/DT01)

ABBREVIATIONS:

BS = BOTTOM OF STEP ELEVATION		GB	= GRADE BREAK ELEVATION
BW = BOTTOM OF WALL ELEVATION		FL	= FLOWLINE
C = TOP OF CONCRETE ELEVATION		TC	= 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. = 24" WIDE TRENCH DRAIN
2. = RAIN LEADER PER DETAIL 3 OF SHEET DT01 (REFER TO ARCH. PLANS FOR EXACT LOCATION)
3. = MATCH EXISTING GRADE
4. = "T" END SECTION W/ NDS ATRIUM GRATES
5. = CONNECT TO EXISTING DITCH
6. = OUTFALL STRUCTURE

EARTHWORK VOLUME (* EXCLUDES BUILDING PAD)

CUT = 970 CY
FILL = 1,600 CY
NET = 630 CY (FILL)

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

DATE	DESCRIPTION
6/17/13	ASCC
9/12/13	ASCC RESUBMITTAL
10/02/13	ASCC 2nd RESUBMITTAL

FREYER & LAURETA, INC.

DATE	08/08/13
SCALE	
DESIGNED	HCL
DRAWN	HCL
CHECKED	RK
PROJ ENGR	HCL

SHEET C01 OF 4 SHEETS

JOB NO 217001

Tree Protection Notes-

All Tree Protection fencing must be 5 foot chain link fencing with metal post driving into the ground every 10 feet. Orange protective fencing is not acceptable. The project arborist should oversee the layout of the tree protection fencing.

All fencing must remain in place for the duration of the construction project. If the fencing needs to be moved then the project arborist should be contacted prior to moving the fence.

No construction or demolition activities may commence until the tree protection fencing has been installed, inspected and approved by the Portola Valley Public Work Inspector.

No construction materials or equipment storage is permitted within the tree protection zones.

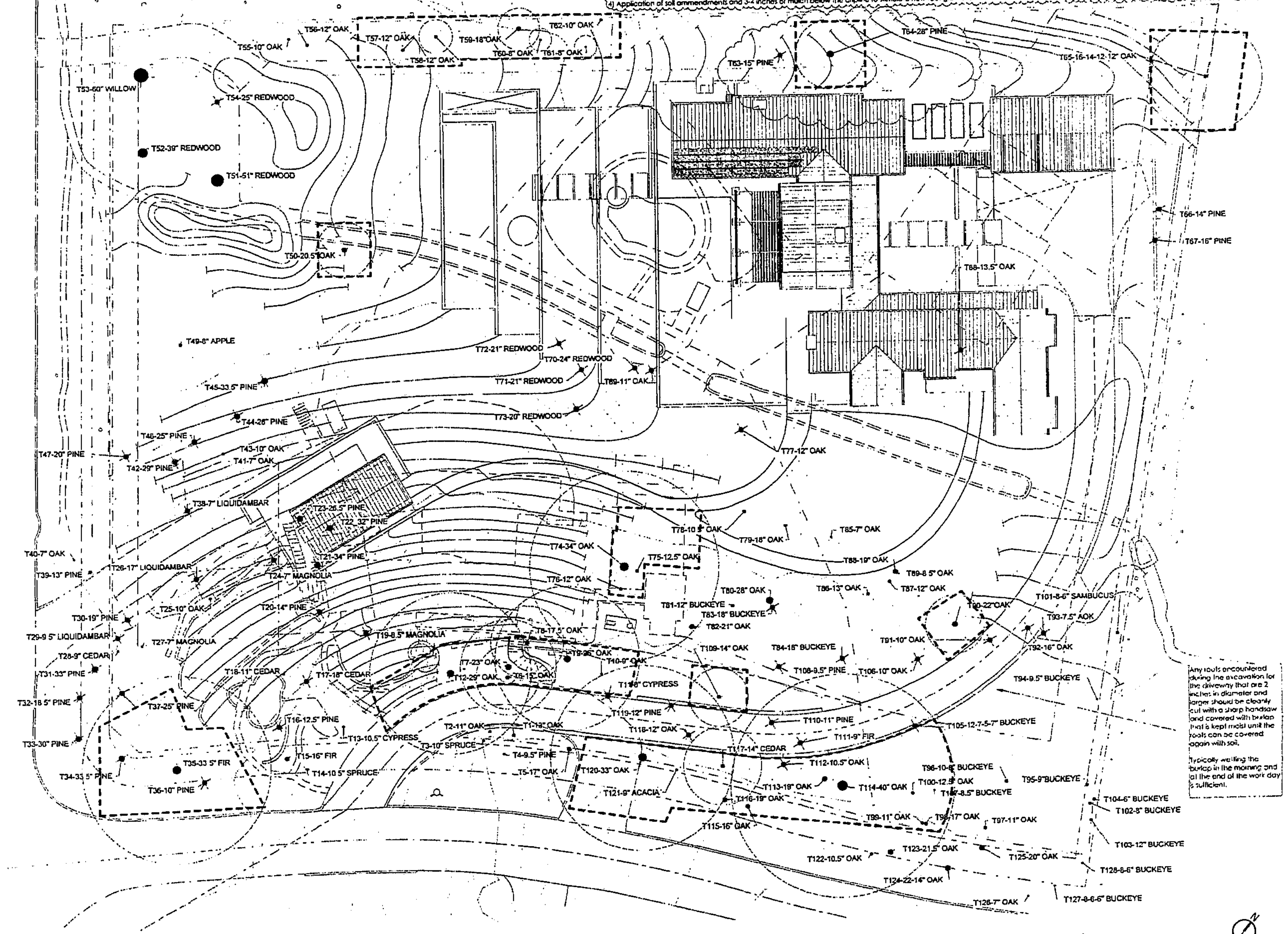
**If a protected tree becomes damaged during the construction project, immediately consult the project arborist for an appropriate course of action and inform the Town Hall Planning Department of the incident.

**If any existing tree must be removed for any reason, you must first submit a Tree Removal Permit with an arborist letter to the Town for review prior to removal. Tree removal permits are subject to review by the Planning Manager and/or Conservation Committee.

Tree Protection Fencing Symbol- - - - - - - - -

Tree 64 to be retained and preserved during the construction process. The following measures will be incorporated to prolong the life of this tree.

1) Treatment with Astro insecticide for control of Pine Beetle infestation on an as needed basis.
2) A drip irrigation system will be installed below the dripline of this tree and will provide supplemental irrigation on a weekly basis.
3) The tree will be deep root fertilized with 200 gallons of Green Belt 22-14-14 liquid fertilizer in fall of 2013. An assessment in spring of 2014 will be performed to determine if additional fertilization is necessary
4) Application of soil ammendments and 3-4 inches of mulch below the dripline to stimulate new root growth and retain soil moisture



1 / L1.01 TREE PROTECTION AND REMOVAL PLAN 1/16" = 1'0"

Maffia Residence

Portola Valley, CA

NED PATCHETT CONSULTING
830 Buena Vista Street Moss Beach, CA 94038
Phone 650 728-8308
Fax 650 697-0025
www.nedpatchettconsulting.com

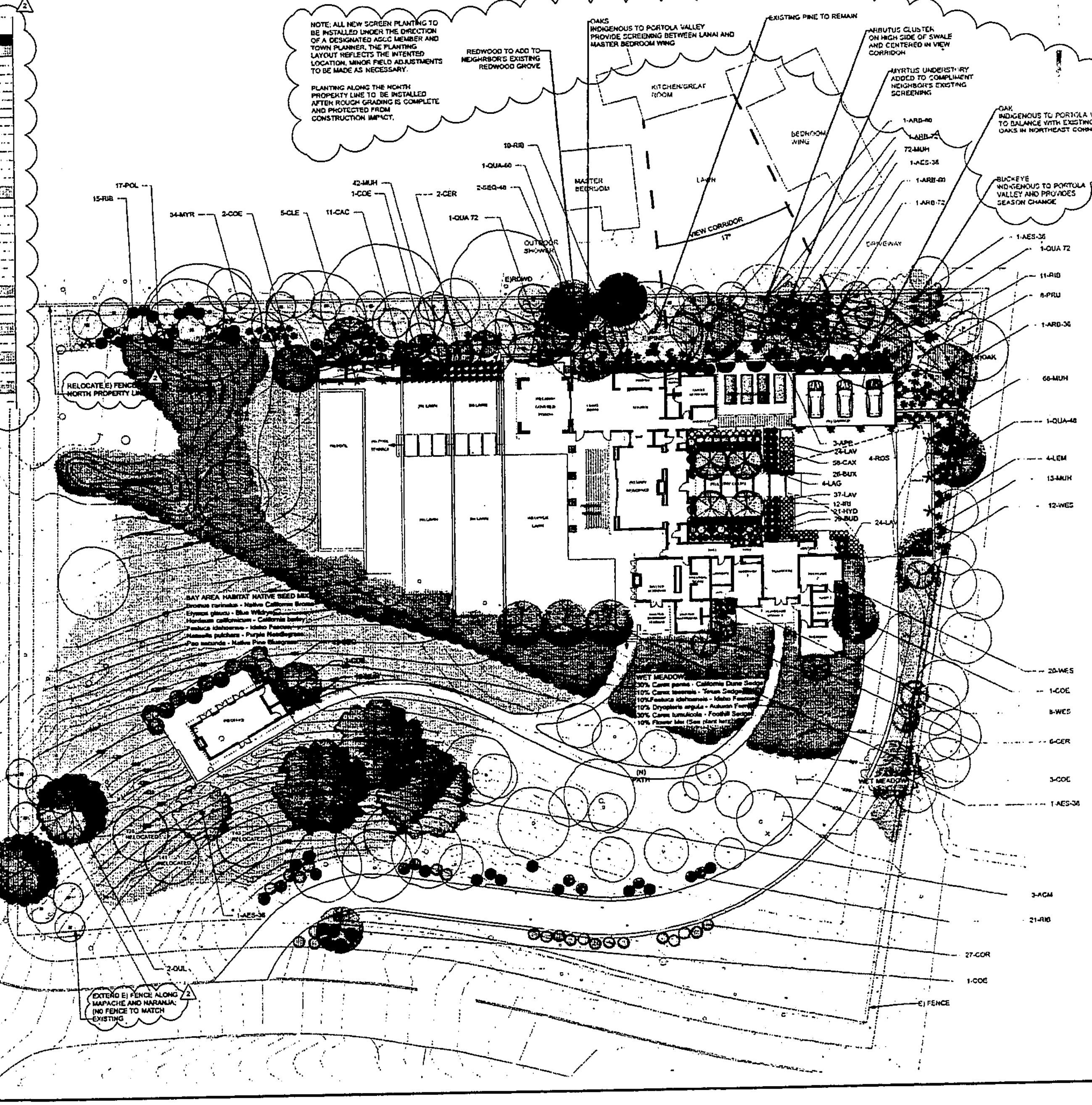
2 ASCC SECOND RESUBMITTAL

Drawn By: Ned Patchett
Date: 10.2.13
Scale: 1/16" = 1'0"
Sheet Title: Tree Protection & Remova
Sheet Number: L1.0

Plant List

Qty	Code	Botanical Name	Common Name	Size	Notes
Trees					
3	APP	Apple Espalier	Apple	24" BOX	ESPALIER
3	ACM	Acer macrophyllum	Big Leaf Maple	24" Box	
4	AES-36	Aesculus californica-36	California Buckeye-36	36" Box	
1	QUA-48	Quercus agrifolia 74	Coast Live Oak 34	48" BOX	
1	QUA-60	Quercus agrifolia 60	Coast Live Oak 60	60" BOX	
2	QUA 72	Quercus agrifolia 72	Coast Live Oak 72	72" BOX	
2	SEQ-48	Sequoia sempervirens-48	Coast Redwood	48" Box	
2	COE	Cornus x 'Eddie's White Wonder'	Dogwood	24" Box	
4	LEM	Citrus	Lemon	36" Box	ESPALIER
2	ARB-60	Arbutus x 'Marina' 60	Marina Strawberry Tree 60	60" BOX	STANDARD
2	ARB-72	Arbutus x 'Marina' - 72	Marina Strawberry Tree 72	72" BOX	STANDARD
1	ARB-36	Arbutus x 'Marina' - 36	Marina Strawberry Tree-36	36" BOX	MULTI-TRUNK
4	LAG	Lagerstroemia indica 'Natchez'	Natchez Crapemyrtle	36" Box	
2	QUL	Quercus lobata	Valley Oak	36" Box	
8	CER	Cercis occidentalis	Western Redbud	24" Box	
Shrubs					
29	BUD	Buddleia Lo & Behold 'Blue Chip'	Blue Chip Dwarf Butterfly Bush	1 GAL	
11	CAC	Carpenteria californica	California Bush Anemone	5 Gal	
13	CEG	Ceanothus griseus horizontalis	Carmel Creeper California Lilac	5 Gal	
26	BUX	Buxus 'Green Velvet'	Green Velvet Boxwood	5 GAL	
8	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	
40	MYR	Myrica californica	Pacific Wax Myrtle	24" Box	
40	WES	Westringia fruticosa	Westringia	5 GAL	
57	RIB	Ribes sanguineum 'White Icicle'	White Icicle Flowering Currant	5 Gal	
Perennials					
12	IRI	Iris douglasiana	Douglas Iris	1 Gal	
17	POL	Polystichum	Fern	1 Gal	
85	LAV	Lavandula stoechas 'Bella White'	French Lavender	1 GAL	
Ornamental Grasses					
214	MUH	Muhlenbergia rigens	Deer Grass	1 Gal	
58	CAX	Carex tumulicola	Sedge	1 Gal	
Vines					
5	CLE	Clematis armandii	Evergreen Clematis	1 Gal	White
4	ROS	Rosa banksiae 'Lutea'	Yellow Lady Banks Rose	1 GAL	
Seeds					
18,333	SF	Bay Area Habitat Native Seed Mix			
12,007	SF	Wet Meadow Mix	Note: Mix to be adjusted as soil conditions change		

Maffia Water Calculations						
Arterra Landscape Architects						
2013.09.11						
Landscape Maximum Applied Water Allowance (MAWA)						
MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]						
					5.5	
ETo (reference evapotranspiration for Portola Valley Zone 3)					5.5	
LA (landscaped area in sf)					23862	
SLA (special landscaped area)					200	
MAWA =	57163	gallons per year				
Landscape Estimated Total Water Use (ETWU)						
ETWU = (ETo) (0.62) [(PF x HA)/IE + SLA]						
	Description	PF	HA (sf)	IE	SLA	ETWU
Area (see diagram)	Description	PF	HA (sf)	IE	SLA	ETWU
1	Back Hillside	0.4	10852	0.9	0	16447
2	Inner Courtyard	0.5	961	0.9	0	1821
3	Drive Court	0.2	1475	0.9	0	1118
4	Foundation	0.2	37	0.9	0	28
5	Trees	0.5	275	0.9	0	521
6	Driveway Sides	0.3	3698	0.9	0	4203
7	Turf	0.8	5986	0.8	0	22964
8	Office Planting	0.2	578	0.8	0	493
TOTAL			23862			47594
ETWU =	47594	gallons per year				



ARTERRA Landscape Architects
88 Missouri Street San Francisco, CA 94107
T 415.861.3100 F 415.861.3330
www.arterrallp.com
CA License # 3502

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

DATE	SUBMITTAL
1 12 2013	ASCC RESUBMITTAL
2 10 02 2013	ASCC SECOND RESUBMITTAL

SCALE: 1" 20'-0"

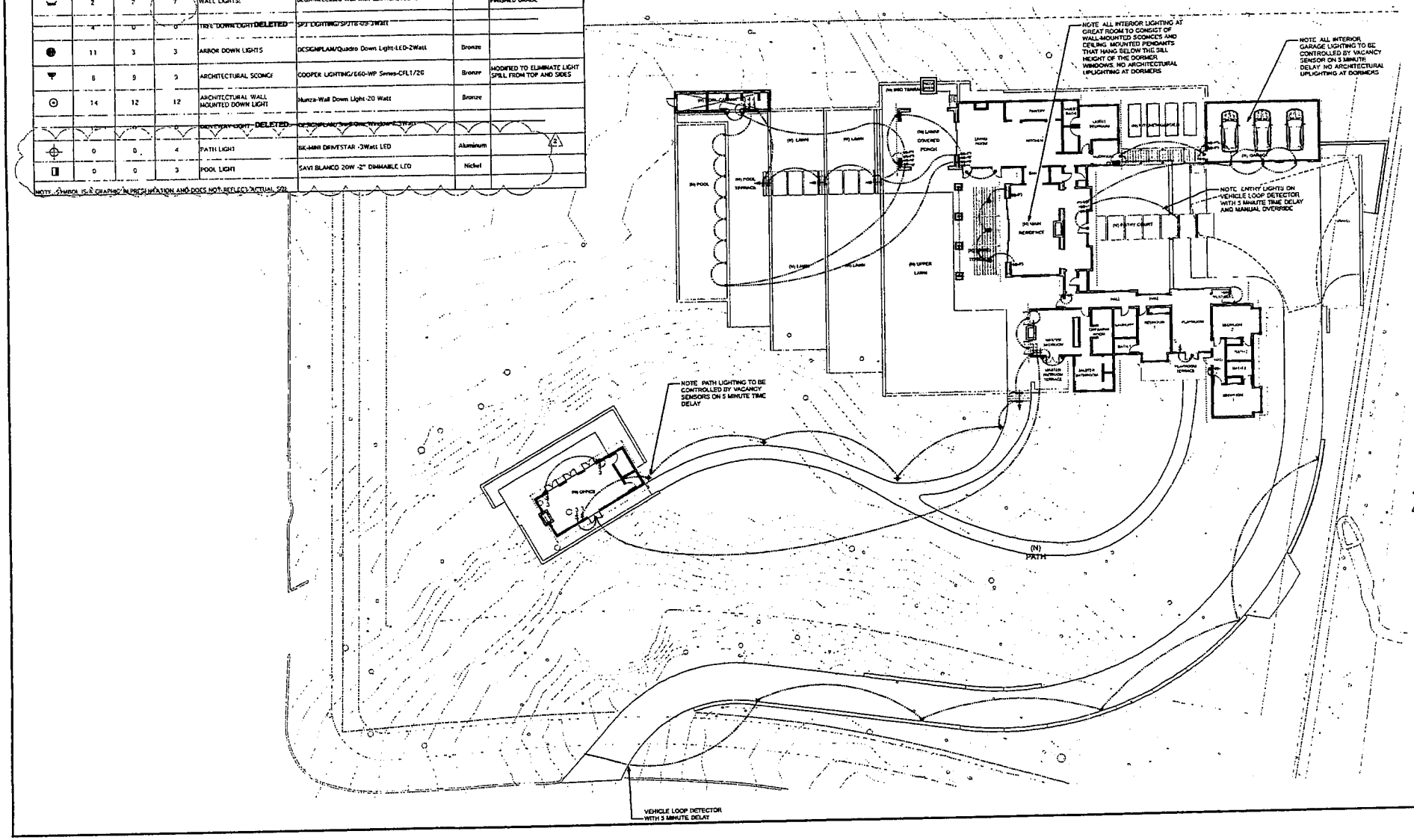
PLANTING PLAN

L3.0

LIGHTING LEGEND

SYMBOL	ASCC SUBMITTAL 6.17.13	QTY ASCC RE-SUBMITTAL 9.12.13	QTY ASCC SECOND RESUBMITTAL 10.2.13	DESCRIPTION	MANUFACTURER/MODEL	FINISH	
—	16	8	8	STEP LIGHTS	HUNZA-Step Light Louvred Square LED-3Watt	Nickel	
	2	7	7	WALL LIGHTS:	BEGA-Recessed Wall with Louvre/2185LED 3.4Watt	Bronze	INSTALLED 12" ABOVE FINISHED GRADE
	4	0	0	TREE DOWN LIGHT **DELETED**	SPJ LIGHTING/SPJT8-05-3Watt		
	11	3	3	ARBOR DOWN LIGHTS	DESIGNPLAN/Quadro Down Light-LED-2Watt	Bronze	
	8	9	9	ARCHITECTURAL SCONCE	COOPER LIGHTING/E60-WP Series-CFL1/26	Bronze	MODIFIED TO ELIMINATE LIGHT SPILL FROM TOP AND SIDES
	14	12	12	ARCHITECTURAL WALL MOUNTED DOWN LIGHT	Hunza-Wall Down Light-20 Watt	Bronze	
	12	0	0	DRIVEWAY LIGHT **DELETED**	DESIGNPLAN/Quadro Down Light-LED-2Watt		
	0	0	4	PATH LIGHT	BK-MINI DRIVESTAR -3Watt LED	Aluminum	
	0	0	3	POOL LIGHT	SAVI BLANCO 20W -2" DIMMABLE LED	Nickel	

NOTE: SYMBOL IS A GRAPHIC REPRESENTATION AND DOES NOT REFLECT ACTUAL SIZE



ARTERRA Landscape Architects
89 Museum Street San Francisco, CA 94107
T 415.861.3100 F 415.861.3330
www.arterrallp.com
CA license # 3502

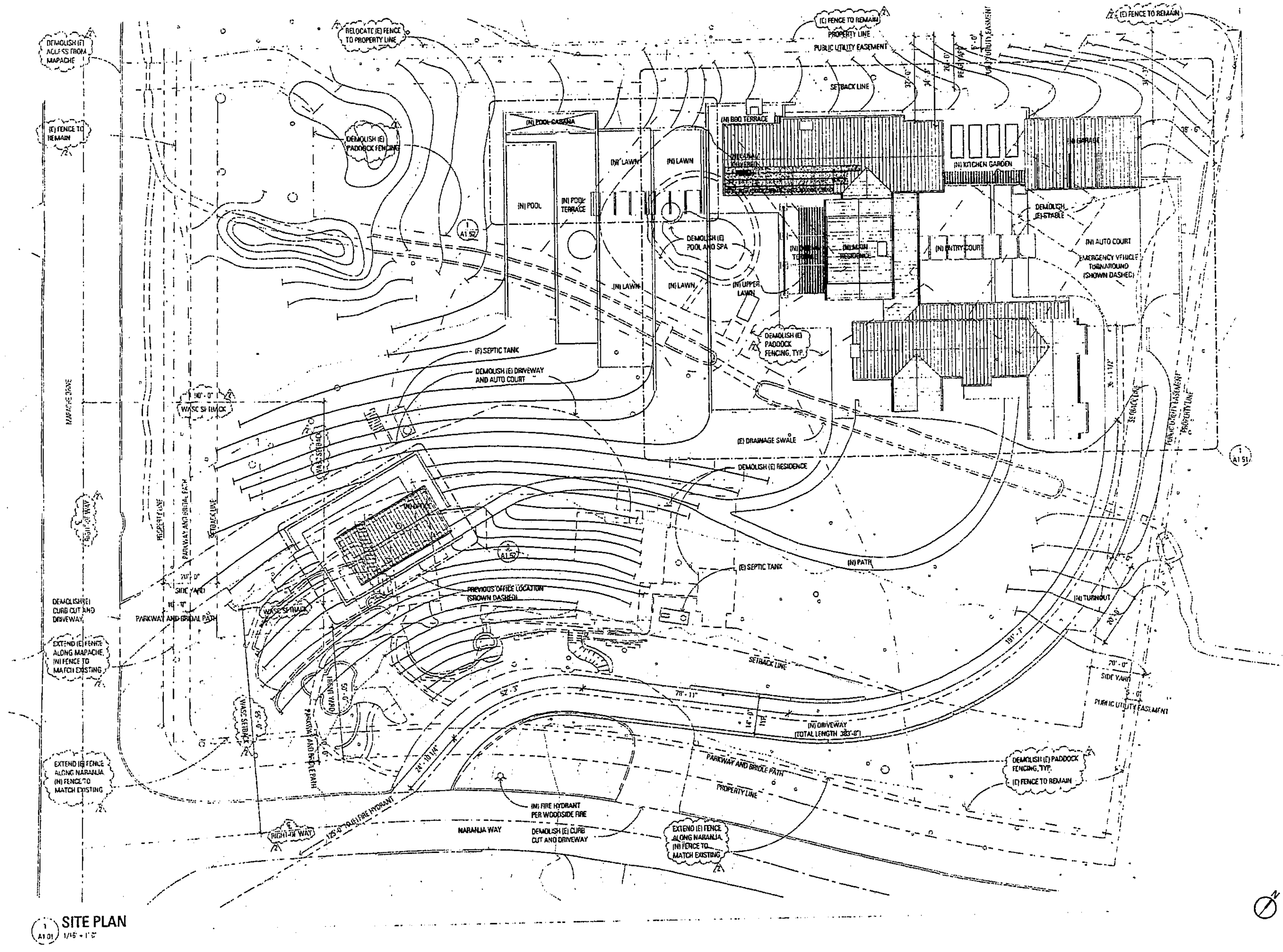
MAFFIA RESIDENCE
5 NARANJA WAY
PORTOLA VALLEY, CALIFORNIA
APN: 077-021-050

DATE:	SUBMITTAL
6.17.2013	ASCC APPLICATION
9.12.2013	ASCC RESUBMITTAL
10.02.2013	ASCC SECOND RESUBMITTAL

SCALE 1"=10'-0"

EXTERIOR LIGHTING PLAN

L5.0



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

B A R

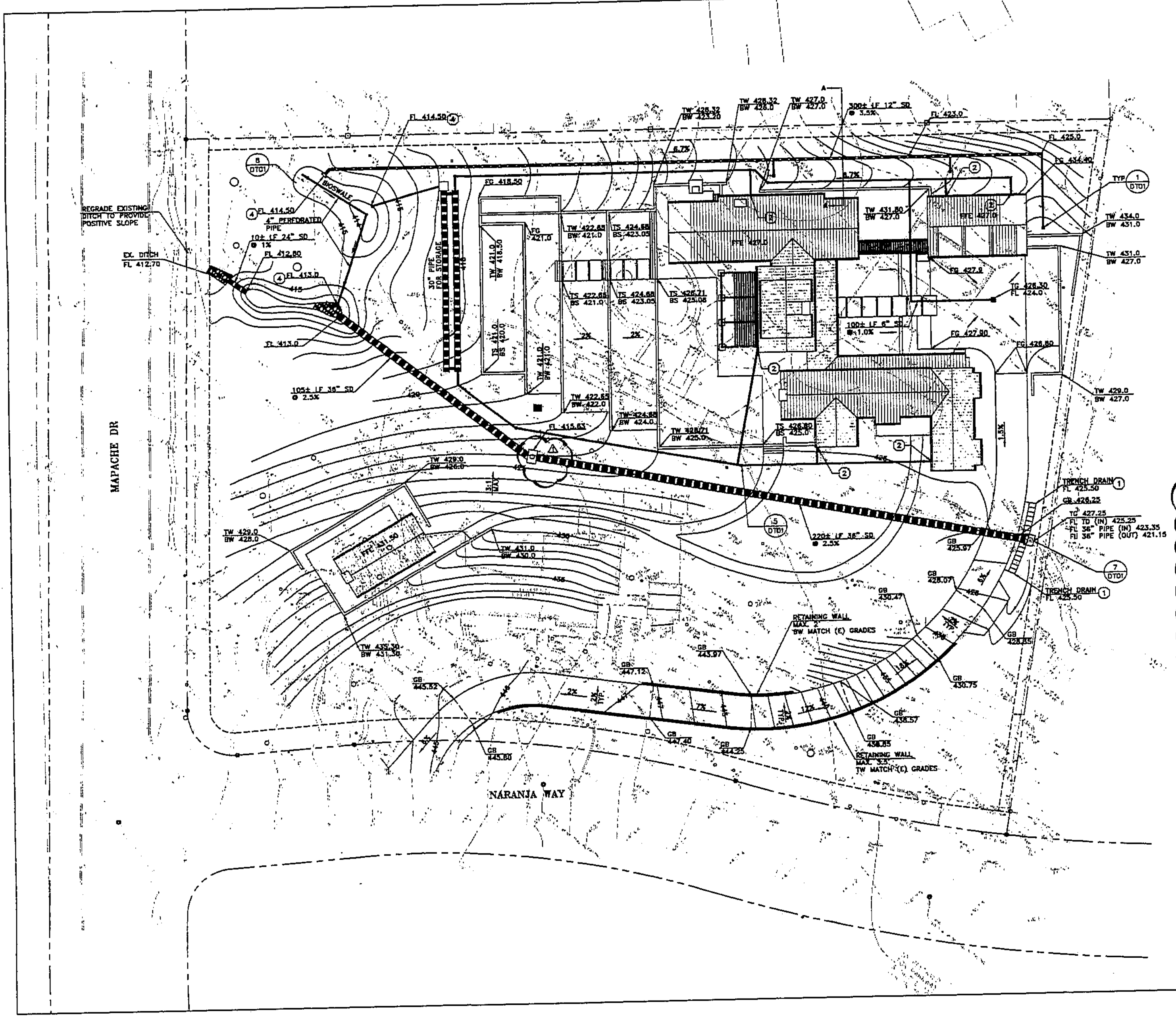
MAFFIA RESIDENCE

PORTOLA VALLEY, CA

SITE PLAN

SCALE 1/16" = 1'-0"

A1.01



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 RESPONSIBLITY 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

Symbol	Description
•	= CLEANOUT PER DETAIL 5/DT01
→	= FLOW DIRECTION
- - - - -	= GRADE BREAK
——500——	= FG CONTOUR
▬▬▬	= PROPOSED STORM DRAIN LINE
(hatched)	= ENERGY DISSIPATOR. DISSIPATOR STONES SHALL BE IMPARTED AND BE MIN. 3" DIAMETER STONE TO BE SYAR QUARRY IN NAPA (SUBMIT SAMPLE). ⚠
↑___↑	= CROSS SECTION PER DETAIL 2/DT01

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. = 24" WIDE TRENCH DRAIN
2. = RAIN LEADER PER DETAIL 3 OF SHEET DT01 (REFER TO ARCH. PLANS FOR EXACT LOCATION)
3. = MATCH EXISTING GRADE
4. = "T" END SECTION W/ NDS ATRIUM GRATES
5. = CONNECT TO EXISTING DITCH
6. = OUTFALL STRUCTURE

EARTHWORK VOLUME (* EXCLUDES BUILDING PAD)

CUT = 970 CY
FILL = 1,500 CY
NET = 530 CY (FILL) ⚠

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

LICENSED PROFESSIONAL ENGINEER RICHARD J. LAURETTA C-066765 12/31/2014 CIVIL STATE OF CALIFORNIA

DATE	DESCRIPTION
6/17/13	ASCC
9/12/13	ASCC RESUBMITTAL

FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
144 North San Mateo Drive • San Mateo, CA 94401
(650)344-9901 • Fax (650)344-9920 • www.freyerlaureta.com

DATE	08/09/13
SCALE:	
DESIGNED	HCL
DRAWN	HCL
CHECKED	RJL
PROJ. ENGR.	HCL

SHEET C01 OF 3 SHEETS

JOB NO. 217001

XC: planner
applicant

NV5

BEYOND ENGINEERING

October 4, 2013

Hon-Cheong Lee, P.E.
Freyer & Laureta, Inc.
144 North San Mateo Drive
San Mateo, CA 94401

Subject: **Review of Site Development Drainage Narrative and Calculations, 5 Naranja Way – Maffia Residence**

NV5 has completed its review of the Maffia Residence Site Development Drainage narrative and calculations, prepared by Freyer & Laureta (received 10/1/13). Below are the review comments, and attached are the mark-ups (redline comments).

Narrative:

1. Update total area off-site watershed and add the size of the project site.
2. Offsite Stormwater – please provide a more clear description on how to maintain or reduce runoff flow through the project site. For example, the proposed pipe will maintain the same travel time through the property as the existing rock ditch. Also, an additional advantage of the proposed conceptual design is providing the same ponding condition as the existing drainage system because the proposed pipe is not directly connected to the existing pipe crossing Mapache Drive. The existing ditch along Mapache Drive, at higher events, ponds at the northwest corner of the property; the pipe crossing Mapache Drive restricts the flow that goes through it, which then prevents more flooding downstream - see Exhibit II for mark-ups.
3. Onsite Stormwater – add limiting outflow to 10 year event pre-existing condition or less.

Calculation:

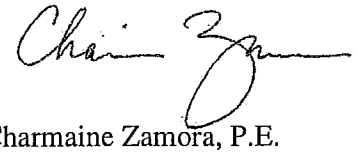
1. Provide time of concentration calculation for the overall watershed.
2. Use the NOAA Atlas 14 Rainfall Chart - this has higher intensity, and update calculations.
3. Update the off-site runoff coefficient using the real existing condition.
4. Provide calculation for existing rock ditch.
5. Modify Exhibit 1 to show the correct delineated area. There are additional areas that need to be included in the watershed along the south side of Naranja Drive and Solana Road. Please use USGS map or Plate V of the Town of Portola Valley Master Storm Drainage Report to help define the watershed.

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

cc: Carol Borck, Town of Portola Valley

NV5

BEYOND ENGINEERING

September 20, 2013

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

Subject: **Conditional Approval 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 26 plan sheets, prepared by BAR Architects, Freyer & Laureta and Arterra Landscape Architects (dated 9/12/13). Our review was limited to the Freyer & Laureta plans (sheets C01, C02, DT01 & DT02) and "Preliminary Drainage Analysis" document (no date), and civil review comments were sent to you on September 19, 2013.

Based on the conceptual plans and preliminary drainage analysis, NV5 approves the site development under the condition that the civil review comments are addressed during the Construction Documents phase of the project.

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

2025 Gateway Place, Suite 156 San Jose, CA 95110 www.NV5.com Office 408.392.7200 Fax 408.392.0101

NV5

BEYOND ENGINEERING

September 18, 2013

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

Subject: **2nd 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 26 plan sheets, prepared by BAR Architects, Freyer & Laureta and Arterra Landscape Architects (dated 9/12/13). Our review was limited to the Freyer & Laureta plans (sheets C01, C02, DT01 & DT02) and "Preliminary Drainage Analysis" document, and below are the civil review comments.

NV5 has also completed its review of the Preliminary Drainage Analysis, prepared by Freyer & Laureta (no date).

NV5's comments of the submittal include the following:

Sheet C01 – Grading and Drainage Plan:

1. Callout Detail 6 on sheet DT01 in the driveway area above the 36" SD pipe.
2. Add the junction box symbol in the legend and show a detail on sheet DT01.

Sheet C02 – Erosion Control Plan:

1. Straw rolls were added to the plan adjacent to the driveway where re-grading occurs. Place the straw rolls so that they are parallel to the contours and not perpendicular as currently shown.

Sheet DT01 – Detail Sheet:

1. Change detail number of Bioswale from 6 to 8 so that it matches callout on sheet C01.
2. Add the junction box detail per comment on sheet C01.

Sheet DT02 – Detail Sheet:

1. Add gravel construction entrance detail as referenced on sheet C02.

Preliminary Drainage Analysis:

- Please use NOAA Atlas 14 Point for more updated rainfall intensity table.

2025 Gateway Place, Suite 156 San Jose, CA 95110 www.nv5.com 408.392.7200 Fax 408.392.0101

- Provide the calculation to show hydraulic grade line (HGL) for proposed open channel. Indicate the basis of design, for example HGL shall be below top of bank and freeboard.

- Please provide calculation and detail for the sizing of rock slope protection.

- Provide a separate site plan for delineation of existing and proposed conditions, on-site and off-site. Show the flow paths used to calculate time of concentration, average runoff coefficient for each watershed, area in acres and existing storm drain system with labels of each pipe and channel.

- Indicate in plan which watershed areas are flowing to the detention basin and which areas are overland flow and label.

- Provide calculation for detention volume and details.

- Provide calculations and design plans for compliance with stormwater requirements. Please provide reason for not providing treatment on proposed driveway.

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

Architectural and Site Control Commission **September 23, 2013**

Special Site Meeting, 5 Naranja Way, Maffia, and
Regular Evening ASCC Meeting, 765 Portola Road, Portola Valley, California

Chair Breen called the special site meeting to order at 4:03 p.m. at 5 Naranja Way.

Roll Call:

ASCC: Breen, Clark, Koch, Ross
Absent: Hughes
Town Staff: Town Planner Vlasic, Deputy Town Planner Kristiansson, Assistant Planner Borck

Others* present relative to the 5 Naranja Way applications:

Mike Maffia, applicant
Jeremy Butler-Pinkham, project architect
Kate Stickley, project landscape architect
Hon-Cheong Lee, project civil engineer
Dana Parsons, 167 Mapache
Linda Yates and Paul Holland, 170 Mapache Drive
Tom Klope, landscape architect for Linda Yates and Paul Holland
Mary and Patrick Enright, 171 Mapache Drive (Mr. Enright arrived toward the end of the site meeting.)
Alison Wells, 15 Naranja Way
Loverine Taylor, 35 Naranja Way
Adrienne Roberts, 20 Naranja Way
Rusty Day, Bev Lipman, Westridge Architectural Supervising Committee (WASC)

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*Others may have been present during the course of the site meeting but did not formally identify themselves for the record.

Continued Architectural Review for new residence with detached office, pool and pool cabana, and Site Development Permit X9H-657, 5 Naranja way, Maffia

Vlasic presented the September 19, 2013 staff report and discussed the plan revisions made in response to the comments offered at the August 27, 2013 preliminary project review meetings. He made use of a composite plan showing the revised site plan for 5 Naranja Way with the site plan for the northern parcel, i.e., 170 Mapache Drive. He noted that the composite plan included house and yard improvements and also grading and "developed" ground elevation points. Vlasic advised that since the September 19, 2013 staff report was prepared the following data had been provided to the town and ASCC members:

- September 19, 2013 email communication from the WASC to the project architect.
- September 20, 2013 response to WASC communication from the project architect.
- September 18 and September 20, 2013 communications from town consulting civil engineers NV5 provided further review of the revised grading and drainage plans and conditional approval of the plans.
- September 17, 2013 town geologist review and approval of revised grading and drainage plans.

Vlasic noted that the second site meeting allowed for the ASCC, site neighbors and others interested in the project to better appreciate the plan revisions and supporting data developed since the August 27, 2013 preliminary review meeting.

ASCC members considered the staff report, data provided to them after distribution of the staff report and the following plans unless otherwise noted dated September 12, 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 (Main House)
Sheet G0.03, GreenPoint Rated Checklist (Office)
Sheet R1.00, Topographic Survey/Tree Survey Map, L. Wade Hammond

Civil Plans, Freyer & Laureta, Inc., Civil Engineers, 9/12/13:
Sheet C01, Grading & Drainage Plan (with septic data)
Sheet C-02, Erosion Control Plan
Sheet DT01, Detail Sheet
Sheet DT02, Detail Sheet

Landscape Plans, Arterra Landscape Architects, 9/12/13:
Sheet L1.0, Tree Protection and Removal Plan, Ned Patchett Consulting
Sheet L3.0, Planting Plan
Sheet L5.0, Exterior Lighting Plan

Architectural Plans, Bar Architects, 9/12/13:
Sheet A1.00, Overall Site Plan and Project Information
Sheet A1.01, Site Plan
Sheet A1.51, Main House Overall Floor Plan
Sheet A1.51, Accessory Structure Overall Floor and Roof Plans
Sheet A1.53, Main House Overall 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

Also available for reference were the following application materials:

- September 17, 2013 letter from the project architect describing the plan revisions made since the original plan submittal and, particularly, since the August 27, 2013 preliminary review meetings.
- Preliminary Drainage Analysis, Freyer & Laureta, Inc., received by email 9/12/13.
- "Drainage Narrative," Freyer & Laureta, Inc., received by email 9/17/13.
- September 17, 2013 memo from project arborist Ned Patchett commenting on the condition of the two large pines along the northerly boundary and partially responding to comments in the September 12, 2013 email from Linda Yates with 9/9/13 letter from Michael P. Young, Urban Tree Management.
- Cut sheets for the proposed exterior light fixtures received June 17, 2013.
- Colors and materials board, BAR Architects, 6/17/13.
- Arborist's report, Ned Patchett, Certified Arborist, June 28, 2013.

Mr. Maffia and the project design team members explained the plan revisions and referenced the modifications to the story poles and outline taping made since the August

27th meeting. The led all present on an inspection of the site and offered the following comments during the course of the inspection:

- The story poles and taping were reset to model the changes to the pool and related terraces and also the pool cabana. They were not, however, modified relative to the 1 to 2-foot adjustment of the main house and garage buildings away from the northern property line.

- Both large north side pines are now to be removed due to their condition, and new planting of very large size oaks and other materials are planned to ensure a long-term screening solution.

- Details were offered relative to the plan for screen planting along the northerly property line. It was also clarified that the landscape plans call for growing of vines on the proposed stone veneer pool house walls.

- In response to a question, it was noted that the existing fencing that extends into the site just north of the proposed pool house will be "moved" to the property line. This will either be done using the existing fence materials or new materials to match the approximately four-foot high existing post, rail and wire fencing.

- In response to questions regarding the drainage plans, it was noted that the proposed system would collect storm water that flows onto the site and the storm water from the new impervious surfaces, store the water in the proposed 30-inch pipes and "bioswale" detention basins, and then "meter" the stored water out through smaller pipes and over rock dissipaters to the public drainage facilities at Mapache Drive. Mr. Lee advised that the drainage calculations show that the system will accommodate all anticipated flow and discharge storm waters off site in a more controlled manner with less intensity than existing conditions. He clarified that these calculations had been reviewed and found acceptable by the town's engineering consultant.

- In response to a question regarding the condition of 18-inch oak #59, i.e., the oak located just to the north of the proposed pool cabana, it was noted that the tree was not in good condition and that the project arborist has advised that removal of the tree should be considered. It was also clarified that the current tree plan does not propose the tree to be removed and that efforts would continue to enhance its condition.

After inspection of conditions on site, field meeting attendees viewed conditions from locations on the south side of the Holland/Yates property to the areas of the proposed development. During this review, Tom Klope offered the following comments on behalf of his clients for ASCC consideration:

- The more distant views from the upper, south side lawn area at the Holland/Yates property are critical to the entire house experience. The desire is to screen views from this lawn area to the ridge of the proposed garage structure but not block the more distant views. In time, the proposed live oaks will significantly impact the distant views and other landscape materials should be considered. For example, 72-inch box size Arbutus trees with other understory plantings were recommended. This approach would provide the necessary screening but would not eliminate the longer distance views.

- While the concern over the long-term health/viability of the two large pines is appreciated, loss of both now would create a significant screening issue that could not

be mitigated in the short term. Thus, it is requested that pine #64 be preserved for screening. There is the chance that the tree could survive for a relatively long period, i.e., 5-10 years, and this would at least permit time for other screen plant materials to grow.

- There are currently redwoods south of the Holland/Yates spa. Perhaps some additional redwoods could be added to screen views to and from the proposed lanai and BBQ terrace and the spa area.

Following the consideration of view and other relationships with the Holland/Yates property, field trip attendees returned to the proposed office site at 5 Naranja Way. The changes to siting for the office were discussed and the story poles considered. In response to a question, it was noted that the tree removal plan did propose removal of all pines at the southernmost corner of the site.

Rusty Day asked if the final office siting was in conformity with the WASC's setback requirements from public street rights-of-way, street centerlines, and trail easements? He clarified that structures had to be at least 50 feet from a street right of way line or bridal path easement line and at least 100 feet from the centerline of any street. The plans were checked and it appeared that some adjustment might be needed to meet all of these setback requirements. Design team members noted, however, that they would review the matter further and ensure setbacks are met with final plans.

During the course of the site meeting public comments were requested and the following offered:

Dana Parsons noted that he was concerned with the opening of views to the office site and the proposed planting around the office site was discussed.

Mary and Patrick Enright asked for clarifications relative to the drainage plans and these were offered (see above comments from the project civil engineer).

(Relative to drainage, Vlasic advised that he would be seeking a better, more understandable description of the proposed drainage system found acceptable by the town's engineering consultant. He noted that this should also be responsive to the comments in the 9/17 report from the project arborist and should be prepared so it was available for information at the time of the planning commission public hearing on the site development permit.)

Rusty Day advised that the WASC is prepared to issue an approval for the project with three conditions and two observations. The three conditions are:

1. All current curb cuts and access points from Mapache Drive shall be eliminated and there shall be no new access from Mapache Drive.

2. A detailed construction staging plan with construction timeline shall be provided that addresses timely project construction and ensures construction staging, parking, and storage is maintained on the property,

3. The office structure shall conform to the WASC setback requirements (as stated above).

The WASC observations are:

1. Consideration should be given to placing more fill in the proposed drainage swale along the north side of the property. The final design should be more of a gentle swale than a trough.

2. The applicant's drainage plans are laudable and appear to offer significant improvements to the drainage conditions, particularly relative to the issues associated with water flowing from the property to Mapache Drive. At the same time, the overall area drainage problems need attention from neighbors and the town and these are beyond those that are the responsibility of the applicant.

ASCC members concurred that they would offer comments on the project during the continued review at the regular evening ASCC meeting. Thereafter, Breen thanked all present for the participation in the field meeting and project consideration was continued to the regular evening ASCC meeting.

Adjournment

The special site meeting was adjourned at 5:15 p.m.

Chair Breen called the regular meeting to order at 7:30 p.m. in the Town Center historic School House meeting room.

Roll Call:

ASCC: Breen, Clark, Koch, Ross
Absent: Hughes
Planning Commission Liaison: Von Feldt
Town Council Liaison: Wengert
Town Staff: Town Planner Vlasic, Deputy Town Planner Kristiansson, Assistant Planner Borck

Oral Communications

Oral communications were requested, but none were offered.

Continued Architectural Review for new residence with detached office, pool and pool cabana, and Site Development Permit X9H-657, 5 Naranja way, Maffia

Vlasic presented the September 19, 2013 staff report on this continuing project review. He discussed the events of the afternoon site meeting and input received at the site meeting, including that of the WASC relative to its conditional approval of the revised plans. (Refer to above site meeting minutes for a summary of the site meeting consideration. The site meeting minutes include a complete listing of review project plans and materials.)

Vlasic clarified that the matters before the ASCC this evening were to, if possible, complete action on the architectural review proposal and forward comments to the planning commission relative to the site, grading, drainage and landscape plans. He advised that the planning commission would take into account ASCC actions and recommendations during its public hearing on the site development permit application. Vlasic reiterated that he would be seeking from the project and town civil engineers a better description of the proposed drainage system for consideration during the planning commission public hearing process.

Mike Maffia, applicant, Jeremy Butler-Pinkham, project architect, Kate Stickley, project landscape architect, and Hon-Cheong Lee, project civil engineer, were present and offered the following comments, largely in response to questions and comments offered at the site meeting.

- The drainage system description will be provided as requested.

- Pine #64 that the neighbors have requested be saved has been considered by the project arborist and discussed with the neighbor's arborist. The most recent consideration and findings by the project arborist are set forth in his September 17, 2013 report and recommend tree replacement due to beetle infestation and a conclusion that the two pine trees would likely "require removal within the next few years." "We" are willing to consider some of the landscape plan adjustments suggested by Mr. Klope, including use of redwoods for screening between the neighbors spa and the proposed lanai area, but still conclude that the use of some larger live oaks is appropriate, particularly for screening of views up to the house improvements on 170 Mapache Drive.

- There is some concern over the use of Arbutus trees recommended by Mr. Klope. There has been some issue with a fungus that makes use of the arbutus questionable and, in any case, if healthy, they do grow to heights of 40 feet or more and would still block views of concern to the neighbors.

- In response to a question regarding the terrace lawn areas, it was noted that the project plans had been evaluated under the town's mandatory water efficiency calculation provisions and that with the proposed the lawn area the calculations demonstrated compliance with town water efficiency requirements.

- In response to a question, it was noted that the locations for any required utility meter boxes, etc., had yet to be identified, but would be noted in final plan sheets after consultation with utility providers.

- In response to a question, it was noted that pool lighting had yet to be specified.

- The comments in the September 17, 2013 letter from the project architect were reviewed relative to the revised lighting plans and, in particular, the changes made to the clerestory features to mitigate potential for light spill.

- In response to a question, it was noted that the detached "office" is for personal home use and a retreat and not a business office.

- In response to a question, it was noted that the only project fencing is the changes to the north side existing fencing explained at the afternoon site meeting.

Public comments were requested and the following offered.

Bev Lipman, WASC, advised that the committee had reached a position on the project as presented by Mr. Day at the afternoon site meeting.

Joy Somersett, 177 Mapache Drive, reviewed the history of drainage issues in the area and expressed concern over any changes that would increase runoff to Mapache Drive and toward her property.

(Vlasic reiterated the above comments relative to the drainage plans and town engineering approval of them and also the comment about a more understandable drainage plan description for the site development permit hearing process. Ross commented that the final drainage system description should, in particular, make the "metering" part of the system very clear.)

Linda Yates, 170 Mapache Drive, referred to an email from Tom Klope setting forth comments on the proposed landscape plan. She also offered the following reactions to the comments provided by the project design team:

- Arbutus trees were planted on "their" property to screen views for the uphill neighbor. These were 72-inch box trees and there has been no fungus issue with them. They don't grow to excessive heights and would work to accomplish the screening as described by Mr. Klope.

- The width of the branches of pine #64 are essential to adequate screening and need to be preserved at least for as long as possible. This screening can't be replaced for a long time with any new plantings.

- Appropriate and adequate plantings as suggested by Mr. Klope are essential to ensure privacy and minimize potential impacts of noise and light spill and visual relationships.

- As neighbors, "we" have no control over plant placement and if oaks are used they will shade a demonstration garden that has been installed at the eastern corner of "our" property.

Paul Holland, 170 Mapache Drive, offered the following comments and concerns:

- Concerns in his previous communications to the town were reiterated. He stressed that nowhere else in Westridge is "95% of a house project" at a parcel quadrant hard up against the neighboring parcel and that this project forces over "200 linear feet" along and within 10 feet of the required setback line from the property line common with his property. He requested a formal response to the precedent setting nature of this situation.

- There is no voice for the neighbors in this process. "We" have requested a "full scale site model" of the garage so that "we" can develop defensive strategies to the project. No one has responded to "our" concerns.

- The project should be moved further to the south and away from "our" property. "We" did everything "we" were asked to do when with "our" project and "we" are asking that this applicant to be held to the same standards required of "us." "What have we done wrong" to be "ignored?"

- This has been a terrible experience for "us" and "we" will do all "we" can "to defend our property."

Project architect Jeremy Butler-Pinkham advised that in response to the neighbor concerns, a number of changes had been made to the project including height, setback, and pool area changes as recorded in the various letters with the project submittals. He also noted that with the changes, the length of the house and garage elements are 82 feet and 42 feet, for a total of 125 feet and not 200 feet.

Vlasic advised that, in direct response to the comments of the neighbors and their request, the staff report includes the recommendation that any action on the plans be conditioned to require site modeling of the garage, house, and clerestory areas so that new screen planting can be installed with this modeling in place to ensure the planting is specifically located to address the concerns of the neighbors. He also advised that appropriate site plans and placement of development is, pursuant to town standards and guidelines, unique to each site and its specific conditions. He noted that while setbacks are a factor, topography, tree cover, slope stability, drainage and relationships to streets, and adjoining development are also significant factors. He noted that an analysis to determine how many properties in Westridge have "linear" development along a setback line, and how long such development is, would have little influence on a project review unless all of the other important site factors are also analyzed along with the setback matter.

ASCC members then commented on the revised proposal as follows:

Ross:

- The revisions are a positive response to the preliminary review comments.

- The options for project siting are constrained by a number of factors including slope, drainage, and the neighboring development. In this case, the proposed siting "makes sense" taking into account all of these factors.
- Don't see anything "disrespectful" of the approach, particularly with the single story design.
- While the new garage roof will have some presence on views from the neighboring upper lawn area and house, it would be less than is the case with the roof of the existing barn.
- Agree that coast live oaks may not be correct screening choice due to potential for long-term view impacts. Whatever is planted above the garage should not grow too tall, but be of sufficient height to screen views to the garage roof and ridgeline.
- Removal of the pines will open more distant views from the neighboring property. Further, does support removal of the two larger pines now with appropriate new screen planting early in the process of new site development.
- The project design is sensitive to light spill and the architecture and proposed materials and finishes are appropriate.
- The drainage plan will result in a significant improvement over existing area conditions and the house siting needs to be kept away from the necessary drainage areas and improvements.
- Overall the site plan is a very good response to all of the factors that impact design choices for the site and area. Further, the office siting and location are appropriate subject to comments from the WASC.

Clark:

- Very supportive of the single story design and project siting, including the 30 to 34-foot separation from the northern property line.
- Finds the revised plans for the pool and cabana area responsive to the preliminary review comments and appropriate for the site.
- The WASC comments are appropriate.
- Supports the proposed drainage solution.
- Pine #64 should be retained for now and this will mean that the proposed drainage line along the north side of the site will need to be moved as close to the proposed buildings as possible to avoid potential impacts on the pine and also the needed additional north side screen landscaping.
- The revised lighting plans appear acceptable subject to the conditions identified in the staff report.
- Live oaks should be eliminated in the northeast corner as recommended by Mr. Klope and an alternative plan for screen planting in this area developed.
- Based on the final landscape plan that is acceptable to the ASCC, new north side screen landscaping should be installed as soon as possible and even before site grading if that is possible.

Koch:

- Very surprised to visit the site and view the existing south side house cut into the hillside with its tall elevation. This is not the type of development our current design guidelines would encourage.
- The proposed siting is the correct placement for the house and related improvements. The siting reflects site conditions, including slope and drainage factors, and every project needs to be looked at in terms of specific site conditions.
- Pine #64 is very important to screen views for the neighbors and should be preserved for now and as long as possible. If it does not survive then an alternative plan for screening can be developed.

- The final lighting plan needs to address the comments in the staff report and also detail the proposed pool lighting.
- Consideration should be given to the use of willows in the drainage course areas. Arbutus trees may not be the right choice for screening, but she is sensitive to the concerns identified by Mr. Klope.

Breen:

- Supports the revised plans and drainage system solution and most of the comments offered by others. The critical factor in the long-term success of the project is the right screen landscaping plan.
- Supports keeping pine #64 due to its importance to screening for now.
- Supports the basic mix of proposed plants, but the live oaks are not a good solution at the northeast corner and along the easterly property line. The neighbor concerns should be considered while developing a new, revised landscape plan. Redwoods could be used for screening as suggested at the site meeting.
- The final landscape plan should not include plantings that would interrupt the "feeling" of "pasture" extending from the Wells property to the subject site.
- Somewhat concerned with the "sharp edge" forms for the west side terraces, but the wall materials and location of the features means they will not have any significant potential for off site view impacts.

Following discussion, Clark moved, seconded by Ross and passed 4-0 to approve the architectural review application, and recommend planning commission approval of the site development permit application as shown on the revised plan package listed in the staff report and clarified at the ASCC meeting. The architectural approval was granted subject to the following conditions to be addressed, unless otherwise noted, to the satisfaction of the ASCC prior to issuance of a building permit.

1. The landscape plan shall be revised to provide for preservation of pine #64 and the project arborist shall advise on actions needed to ensure, to the extent feasible, long term tree health. In addition to pine tree preservation, the other comments and concerns of ASCC members shall be addressed with the revised landscape plan.

2. The project development schedule shall be subject to review and approval and shall include provision for planting of north side screen landscaping as soon as possible. Once installed, the plantings shall be maintained and protected from construction impacts so that screen landscaping is in place and established prior to house occupancy.

3. The north side screen landscaping shall be installed under the direction of a designated ASCC member and the town planner, as provided for in the final approved construction schedule. To facilitate placement of materials, there shall be be sufficient "mock-up" of the garage and north side house elevations to ensure that the new trees and plantings are located for maximum screening of sensitive view relationships. Further, the mock-up shall include identification of the east side great room clerestory windows so these too can be considered for screening with the new planting. The north side neighbors shall be informed of the plant installation process and given an opportunity to offer input on it, although oversight of plant installation shall be the responsibility of the designated ASCC member.

4. Plans details for the north side fencing adjustments shall be provided.

5. A detailed construction staging and vegetation protection plan shall be provided and, once approved, implemented to the satisfaction of planning staff.

6. A final lighting plan shall be provided that addresses the concerns noted in the staff report, including those related to interior clerestory area lighting, and also clarifies pool lighting. The plan shall verify control of clerestory lighting as committed to in the September 17, 2013 letter from the project architect. The final lighting plan shall include switching patterns for all exterior lighting and shall have a timer to ensure any lighting for the pathway to the office is only on for a short period of time.

ASCC members noted that the approval was granted with the understanding that the conditions of the WASC would also be met.

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: September 19, 2013

RE: Agenda for September 23, 2013 Regular ASCC Meeting

NOTICE: A special ASCC field meeting has been scheduled for Monday, September 23, 2013 for continued consideration of plans for residential redevelopment of 5 Naranja Way. The field meeting will begin at *4:00 p.m. at the site*. An evaluation of the current status of the project and, particularly, revised plans and materials is provided under agenda **item 4a. *Maffia***.

The following comments are offered on the items listed on the September 23, 2013 ASCC agenda.

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

On August 27, 2013, the ASCC and Planning Commission conducted a preliminary review of this proposal for residential redevelopment of the subject 2.5-acre Westridge subdivision property. A summary of the preliminary review is contained in the attached August 27th meeting minutes. At the conclusion of the August 27th evening ASCC meeting, project consideration was continued to the regular September 9th ASCC meeting and eventually to the 9/23 meeting to permit time for revised plans to be prepared. For background, in addition to the 8/27 meeting minutes, attached is the staff report prepared for the August 27th meeting.

In response to the preliminary input, the revised plans and materials listed below have been provided with the hope that the ASCC can complete action on the architectural review request at the conclusion of the September 23rd review. The planning commission public hearing on the site development permit will likely be scheduled for the October 16th regular commission meeting. This will allow time for, particularly, the public works director to consider and reach conclusions relative to the revised grading and drainage plans and data.

As noted at the head of this memorandum, the 9/23 continued review will start with a second, 4:00 p.m. site meeting. This will permit the opportunity for ASCC members and others interested in the project to better appreciate the project revisions including changes to the proposed west side pool, pool house and terraces and to the grading and drainage plans. We understand that the pool and terrace grading/cabana story poles and site markings are being adjusted to reflect the project revisions to facilitate the site meeting and, also, Westridge Architectural Supervising Committee (WASC) review. While the house and garage footprints have been somewhat moved further from the northern property line as discussed below, the story poles for these locations have not been modified due to the relatively minor change in what would be demonstrated by the story pole modeling. (We understand that input from the WASC on the revised plans may not be available until the Monday ASCC meeting.)

The revised project is presented on the following enclosed plans unless otherwise noted dated September 12, 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 (Main House)
Sheet G0.03, GreenPoint Rated Checklist (Office)
Sheet R1.00, Topographic Survey/Tree Survey Map, L. Wade Hammond

Civil Plans, Freyer & Laureta, Inc., Civil Engineers, 9/12/13:
Sheet C01, Grading & Drainage Plan (with septic data)
Sheet C-02, Erosion Control Plan
Sheet DT01, Detail Sheet
Sheet DT02, Detail Sheet

Landscape Plans, Arterra Landscape Architects, 9/12/13:
Sheet L1.0, Tree Protection and Removal Plan, Ned Patchett Consulting
Sheet L3.0, Planting Plan
Sheet L5.0, Exterior Lighting Plan

Architectural Plans, Bar Architects, 9/12/13:
Sheet A1.00, Overall Site Plan and Project Information
Sheet A1.01, Site Plan
Sheet A1.51, Main House Overall Floor Plan
Sheet A1.51, Accessory Structure Overall Floor and Roof Plans
Sheet A1.53, Main House Overall 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 support of the revised plans the applicant has provided the following materials that are attached unless otherwise noted:

- September 17, 2013 letter from the project architect describing the plan revisions made since the original plan submittal and, particularly, since the August 27, 2013 preliminary review meetings.
- Preliminary Drainage Analysis, Freyer & Laureta, Inc., received by email 9/12/13
- "Drainage Narrative," Freyer & Laureta, Inc., received by email 9/17/13
- September 17, 2013 memo from project arborist Ned Patchett commenting on the condition of the two large pines along the northerly boundary and partially responding to comments in the attached September 12, 2013 email from Linda Yates with 9/9/13 letter from Michael P. Young, Urban Tree Management. (The letter from Mr. Young includes a reference map and disclosure statement.)

Still part of the application are the following materials from the original submittal:
- Cut sheets for the proposed exterior light fixtures received June 17, 2013 (attached).
- Colors and materials board, BAR Architects, 6/17/13, (to be presented at the 9/23/13 meeting).
- Arborist's report, Ned Patchett, Certified Arborist, June 28, 2013 (attached).

The following comments are offered to assist the ASCC consider and potentially act on the revised plans and materials:

1. **Overview of plan revisions and how they respond to preliminary review comments**. The plan changes are, for the most part, described in the 9/17/23 letter from the project architect. The revisions include, as directed by the ASCC and in response to WASC input, modifications to the pool location and west side terraces and grading and to the pool cabana design. They also further attempt to address the concerns of the north side neighbors relative to visual relationships, screening and privacy. Additional comments and requests from Ms. Yates are set forth in the attached email dated September 19, 2013.

   The significant, i.e., four-foot, lowering of the garage height and reducing it in length by two feet reduce the mass and scale of the structure and ensure that views from the neighboring property are over the garage. This in combination with, particularly, the removal of pines and more exotic trees along the Mapache frontage of the parcel and on the southern slopes will open views to the western hillsides from the house level of the property to the north.

   In response the neighbor's concerns over privacy and view impacts along the northern boundary, the proposed house and garage have been moved from one to two feet further to the south and the garage length has been reduced by two feet. The garage is now at least 34 feet from the northerly boundary and the offset house walls are 30 to 34 feet away from the property line. The required setback from the property line is 20 feet.

   In order to address the concern over the linear nature of the northern project exposure, the garage height has been lowered to now under 18 feet from finished grade, its length reduced by two feet, and the structure is cut into the slope to maintain a low profile. Further, the garage has a 30-foot separation from the main house and the main house wing to the west has a maximum 17-foot height to the ridgeline. The revised pool cabana plan moves the structure 35 feet west of the

main house, reduces its length by 12 feet, lowers the finish floor by four feet, and the effective elevation height by three feet.

In addition to the siting, height and other changes cited above, the landscape plan proposes to accommodate for the loss of the two large pines, i.e., trees #63 & #64, with significant new screen tree and shrub planting. Included are the following:

One (1) 72-inch box Live Oak
Five (5) 48-inch box Live Oaks
Four (4) 36-inch box dogwoods
One (1) 24-inch box Pacific Dogwood
Three (3) 24-inch box Western Redbuds
Twenty-one (21) 24-inch box Pacific Wax Myrtles
Nine (9) 24-inch box Hollyleaf Cherrys

As discussed at the preliminary review meeting, the most significant north side planting should be installed early in project construction. Specifically, planting should take place after rough grading along the northerly boundary is completed or sooner where the plant locations don't conflict with the grading plans. Further, as was requested by the north side neighbor (and required of them), there should be sufficient "mock-up" of the garage and north side house elevation to ensure that the new trees are located for maximum screening of sensitive view relationships. Also, the location of the east side great room clerestory windows should be identified so these too would be screened with the new planting. The new trees should be set under the direction of a designated ASCC member and town planner with the modeling recommended above and neighbor input on the process should, at least, be requested.

To further address privacy issues, the proposed pool has been oriented perpendicular to the property line and the pool/cabana complex, originally along the 20-foot setback line, is now no closer than 26 feet to the property boundary. (*See also cabana location clarifications provided in the attached 9/18/13 email from the project architect*).

The pool cabana has not only been reduced in length, it is now a flat roof, solid stone veneer structure with the building located along the north side of the pool to fully screen the pool from the lower portions of the parcel to the north. The cabana walls will be finished in the same "Elk Mountain" stone veneer proposed for the other site walls. The stone sample is on the project color board found acceptable by the ASCC at the 8/27 meeting.

The lanai at the west end of the northern house wing has been moved, along with the rest of the house, roughly two feet further to the south and away from the northern parcel line. The BBQ/Pizza oven terrace originally planned along the 20-foot setback line with the pizza oven in the setback area, now maintains a 24-foot setback from the property line and the Pizza Oven is least 22 feet from the property line. Attached plan Sheet A3.02 shows how the stone terrace wall/pizza oven would look from the north side. It would provide some screening relative to views from the north to the lanai and, in any case, the lanai is approximately 34 feet from the property line.

The above site plan adjustments provide more opportunity for the grading along the northern boundary planned to accommodate conveyance of drainage. Thus, the more "channel like" condition associated with the original site grading plan can be avoided, particularly along the westernmost areas that will transition to the proposed storm water detention basins.

Other changes include relatively minor refinements to the office siting to reduce grading and better adjust to the hillside slopes, elimination of the driveway entry gate to avoid setback conflicts, and the west side terrace adjustments as described in the 9/17 letter from the project architect. Grading and drainage plan refinements are discussed below, as are changes to the plans for landscaping and exterior lighting. Some comments are also provided relative to the neighbor's concerns over light spill from the house and garage clerestory features.

2. **Grading plan adjustments and drainage plans and data**. The grading plans have primarily been modified consistent with the west side pool area design revisions. These changes, with the stepped terraces, and the minor changes associated with proposed office siting, have allowed the proposed scope of grading to be reduced from 3,063 cubic yards, anticipated with the plans considered at the 8/27 site meeting, to 2,470 cubic yards as shown on enclosed plan sheet C01. The scope of cut was reduced by 96 cubic yards and fill by 497 cubic yards for a total reduction of 593 cubic yards.

   The revised grading plans include the proposed storm water detention features at the western end of the property. The two calculation documents prepared by the project civil engineers analyze storm flows associated with the 10-year and 100-year events and conclude that the plans with the "*proposed drainage design will improve the condition by holding the onsite water releasing at a reduced rate at any storm event and provide a well defined storm drain channel with bioswale to reduce overland flow before draining to the existing ditch along Mapache Drive.*"

   The revised drainage plan and calculations are currently under review by the public works director. The review should be completed prior to the planning commission hearing on the site development permit. It is noted, however, that the consulting engineer for the applicant has, in the past, conducted drainage studies for the town and it is anticipated that there should likely be no significant issues with the plans or calculations. It is also noted that the form of the detention areas is more "organic" and less engineered in appearance than was the case with the detention basin shown on the original site civil engineer grading plans. The revised plans have been reviewed and found acceptable by the town geologist, as evaluated in his attached report dated September 17, 2013.

   It is noted that the plans do not attempt to convert portions of the existing rocked drainage channel into a stream, as suggest might be considered during the preliminary review process. This drainage is not identified as a stream on town planning documents, and the swale through the area has been manipulated significantly on this site and upstream over time. The plans as evaluated in the project engineer's report provide for slowing and detention of storm flows to improve outfall and lessen potential for downstream impacts.

3. **Landscape plan revisions.** The key planting plan changes are discussed above and in the 9/17 letter from the project architect. The conservation committee report on the revised plan is presented in the attached September 16, 2013 email from committee chair Judith Murphy. Overall, the plan appears acceptable with the cautions relative to watering and potential oak impacts noted in the review of the conservation committee.

   During the project's preliminary review it was suggested that the driveway alignment be reconsidered to save more trees. This would impact the scope of grading and likely driveway grade and radius. The plans have been developed to meet fire truck access requirements to the acceptable turnaround and there is not a great amount of flexibility to satisfy the requirements and also spare trees. As suggested, however, there has been consideration given to relocating some existing trees and this is noted on plan sheets L1.0 and L3.0. The trees to be relocated are not in the driveway area.

4. **Neighbor concerns over clerestory window elements**. The north side neighbors have continued to express concern over the clerestory elements proposed in the garage and the main house great room. The comments in the 9/17 letter from the project architect discuss the changes made to minimize potential for interior light spill through the clerestory elements and clarify the intentions relative to interior lighting. (Refer to the ninth bullet point on page two of the letter.)

   Relative to the garage clerestory windows, they are oriented to the south and with the deep recesses and roughly one-foot window height should have minimum if any potential for spilling light to the north. Further, the maximum height of the storage/attic space over the garage is six feet. The space is not for living and the windows will permit day access to the storage space without the need for artificial light. For further assurance against light spill, the switching for any lighting in the storage space should have a timer cut off so that a light is not left on accidently for long periods.

   The clerestory windows over the great room appear to be slightly taller than those in the garage, perhaps up to 18-inches, but represent far less potential for light spill than would be the case with skylights. Further, the west side clerestory windows are not oriented toward the uphill neighbor and, while the east side windows would likely be visible, any light spill would be significantly less than from, for example, the north side windows on the existing residence on the southern hillside of the site. It is also noted that the north side house elevation windows are minimal and that with the design clarifications offered, the clerestory elements appear consistent with town design guidelines.

4. **Lighting plan changes**. The scope of proposed exterior lighting has been reduced as follows:

   - All 12 driveway lights have been eliminated.
   - All four tree "down" lights have been eliminated.
   - Arbor down lights reduced from 11 to 3.
   - Steps lights reduced from 16 to 8.
   - Architectural wall mounted down lights reduced from 14 to 12.

The plans still propose the use of the Cooper Lighting fixture 660-WP series with open top, sides and bottom, i.e., "architectural sconce" identified on Sheet L5.0. One additional such light is proposed, but this is a result of the design change to the cabana and elimination of the three proposed trellis lights with the original design. We don't take issue with the placement of the fixtures, but still have concerns over the open design and potential for light spill. We recommend that instead of the Cooper fixture, the Hunza-wall fixture be used or a different fixture be selected that only directs light down. Otherwise, we believe the revised lighting plans are responsive to the preliminary review comments.

In any case, a final lighting plan should be provided identifying all switching zones and controls and the plan should include pool lighting proposals. Lighting should be manually controlled and the final interior electrical plans should be consistent with the comments in the 9/17/13 letter from the project architect relative to interior clerestory area lighting. Also, the garage storage area lighting should have a timer off control as recommended above.

5. **Site Development Committee project reviews/updates**. The attached August 27, 2013 staff report on the project includes the site development committee reports. The 9/12/13 revised project and grading plans have been circulated to the town geologist, public works director and conservation committee. In addition to the 9/16 email from the conservation committee referenced above, the town geologist has provided the attached updated 9/17/13 report and has found the revised plans conditionally acceptable. Comments from the public works director will be available prior to the planning commission hearing on the site development permit. The plans will also need to be eventually found acceptable by the health officer, and the health officer conditions are to be met prior to issuance of a building permit. The applicant is aware of the outstanding health department conditions relative to septic system design and is assuming the risk that if any issues come up in the health department review that require more significant plan adjustments, town ASCC and planning commission review and action on revised plans may be needed.

6. **Construction staging plans**. Final, detailed construction staging plans will need to be developed and implemented to the satisfaction of planning staff and should be responsive to the on-street parking and other concerns noted in the communications from neighbors and the WASC.

Prior to acting on the architectural review application and forwarding comments and recommendations to the planning commission on the site development permit request, ASCC members should conduct the 9/23 site meeting and consider the above comments and any new information provided at Monday's special afternoon and regular evening meetings.

BARARCHITECTS

September 17, 2013

Tom Vlasic
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

RE: Maffia Residence, 5 Naranja Way, Portola Valley, CA PROJECT #: 12082
Summary of Project Changes

Dear Tom,

Michael and Vanessa Maffia have worked diligently with the project team over the last few months to make a number of significant changes and revisions to the project that address comments from the WASC, ASCC, Planning Commission and neighbors. Below is a summary of the changes that have been made since the initial ASCC application on 6/17.

Changes Resulting from WASC Meeting on 7/11
(Revised drawings sent to Carol Borck and WASC members on 8/19)

- Reduced the height of the garage by 4 feet. The ridge of the proposed garage is now 2'-2" below the ridge of the existing stable and only 5'-0 above the finished floor elevation of the neighboring property (ie. below eye level).
- Met with Denise Enea, the fire marshal for the Woodside Fire District, to review the project and confirm site access and turnaround requirements. The site plan has been adjusted per Denise's comments and the required fire truck turnaround is illustrated in the latest site plan.
- Reduced the finished elevation of the pool, pool terrace and pool cabana.
- Re-graded the swale to the north of the pool cabana to better convey surface water and runoff from the neighboring property.
- Eliminated all retaining walls at the west end of the lower meadow to provide a softer, natural edge that follows the existing topography and eases the transition back to natural grade.
- Added site paths to facilitate circulation through the property.
- 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.
- 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.

Changes Resulting from Effort to Rurther Reduce Grading at West Landscaping
(Revised drawings sent to Tom Vlasic and WASC members on 8/26 and presented at ASCC meeting on 8/27)

- Rotated the pool to have a north-south rather than an east-west orientation.
- Added 3 terraces that step down gradually and follow the existing grade.
- Presented conceptual site plan at 8/27 ASCC meeting with the understanding that the concept would be further developed in the subsequent resubmittal.

Changes Resulting from ASCC, Planning Commission, WASC and Neighborhood Comments Received During 8/27 Field and Town Meetings

(Revised drawings sent to Karen Kristiansson and WASC members on 9/13)

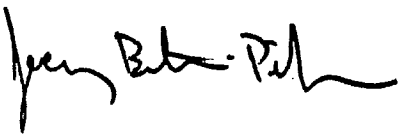
- Developed the conceptual landscape plan presented at the 8/27 ASCC meeting including rotating the pool to have a north-south orientation and more closely following natural grade.
- Removed the proposed 3rd terrace and limited the plan to 2 terraces (rather than the 3 terraces presented on 8/27) that step down gradually from the main residence to further reduce the impact on the western portion of the site. This increases the distance between the proposed pool and the existing pool on the neighboring property while also increasing the proximity of the proposed pool to the proposed main residence.
- Reduced the length of the pool cabana by 12 feet (from 48' to 36') and shifted it further off of the north property line.
- Lowered the effective height of the pool cabana relative to existing grade by over 3 feet.
- Moved the entire footprint of the main house and garage an additional 1 foot off of the north property line and moved the living room and kitchen 2 feet further off of the property line.
- Reduced the length of the garage by 2 feet (from 44' to 42').
- Shifted the location of the office structure to the south in order to place it on a less steep section of the property and minimize required earthwork in this area.
- Lowered the finished floor elevation of the office by 2'-6" to respond to the topography in the revised location with the added benefit of reducing visual impact from the road and adjacent properties.
- Introduced deep and steeply sloped window sills at the Great Room dormers to reduce light pollution to the exterior through the dormer windows. In addition, no architectural uplighting will be used in this space to insure minimal visual impact to neighboring properties. Interior lighting design in the Great Room will consist of wall-mounted sconces and ceiling-mounted pendants that hang below the sill height of the dormer windows. The primary purpose of the dormer windows is to maximize natural light during daytime hours.
- Removed two pine trees along the north property line which are infested with bark beetle and in decline and replaced them with 3 new coast live oaks and new understory planting per recommendations from Michael Young of Urban Tree Management and the town of Portola Valley Conservation Committee.
- Increased the width of the space between the north side of the structures and the adjacent property line and re-graded this area to create a shallower, more natural looking swale.
- Increased planting along north and east property lines to improve screening between adjacent properties.
- Implemented tree protection measures around the existing oaks along the north property line and moved the proposed pool and cabana development further away to ensure that these trees are not impacted during construction.
- Removed additional pines at the southwest corner of the property that are also infested with bark beetle and in decline and replaced them with valley oaks and California myrtle. Several small coast live oaks were also relocated from other areas of the site in order to provide adequate screening along Mapache and Naranja.
- Eliminated the Entry Gate in order to comply with setback requirements from the Naranja right-of-way.
- Eliminated all driveway and tree lighting and reduced the exterior fixture count by almost 50% (from 67 fixtures to 34 fixtures).
- Introduced terraced retaining walls at the east end of the auto court to reduce the overall height of the auto court walls to below 4 feet and respect an existing 5' wide utility easement along the eastern property line.
- Re-engineered the main drainage course through the property and implemented precautionary measures to ensure that the flow rate and volume of water leaving the property is not increased relative to the existing flows.
- Introduced several detention areas and bioswale zones to retain and dissipate storm water on site during peak flows.

- Included additional civil details and calculations to address concerns about drainage and erosion control measures.
- Reduced the net imported fill on the project to 530 CY (from 1830 CY and 900 CY in 6/17 and 8/19 schemes respectively).

Please don't hesitate to let me know if you have any questions.

Sincerely,

BARARCHITECTS



Jeremy Butler-Pinkham
Project Architect

cc: Carol Borck, Karen Kristiansson, Rusty Day, Bev Lipman, Michael and Vanessa Maffia, Richard Beard
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path: z:\12082 maffia residence\3 regulatory\3.10 city + county\3.12 planning department\130917 summary of project changes\130917 summary of project changes.docx

Jeremy Butler-Pinkham <JBPINKHAM@bararch.com> September 18, 2015 2:30 PM
To: 'Tom Vlasic' <vlasic@spangleassociates.com>
Cc: 'Carol Borck' <cborck@portolavalley.net>, 'Karen Kristiansson' <KKristiansson@portolavalley.net>, '"dukeandbarney@gmail.com"' <dukeandbarney@gmail.com>, 'Bev' <bevlipman@sbcglobal.net>, '"Maffia, Mike"' <mmaffia@ccareynkf.com>, '"Vanessa Maffia (vmaffia@gmail.com)"' <vmaffia@gmail.com>, Richard Beard <rbeard@bararch.com>
5 Naranja Way - Pool Cabana Shift

Hi Tom,

After the drawings were submitted last week, we realized that an important design relationship between the Lanai and the Pool Cabana had been lost as the design evolved over the last couple of weeks. Per our phone conversation, we have made a minor adjustment to the placement of the Pool Cabana in order to restore this relationship.

Relative to the revised drawings that were submitted last week, we have shifted the Pool Cabana 2 feet to the north and restored the alignment between the south wall of the Cabana and the North wall of the Lanai. This results in a Cabana placement that is 26'-3" from the north property line and an additional 6 feet further from the property line than the location shown in the initial ASCC application on 6/17 (20'-3"). The proposed location offers screening between properties while still providing ample space from the north property line to ensure minimal visual impact from the adjacent property. The revised location does not impact the proposed swale along the north property line.

Although this adjustment is not reflected in the most recent drawings, we have adjusted the story poles in the field to accurately reflect this change. The story poles will be ready for the town and WASC to review tomorrow morning.

We felt that it was important to be transparent with the town to ensure that this adjustment is considered prior to the ASCC meeting next week. We are happy to discuss this adjustment in more detail at the field meeting on 9/23.

Please let me know if there are any additional questions.

Thanks,
Jeremy

Jeremy Butler-Pinkham, LEED AP
Architect

T. (415) 293-7176 F. (415) 293-5701
jbpinkham@bararch.com

BAR Architects
543 Howard Street, San Francisco, CA 94105
www.bararch.com

FREYER LAURETA, INC. CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS

Below is the drainage narrative for the Maffia Residence project, 5 Naranja Way, Portola Valley:

Existing Drainage Condition:

Per the drainage analysis, the project site is currently receiving storm water from east of the property and the storm water crosses the project site via an existing open channel and ultimately the open channel shallows out at the Northwest corner of the lot (adjacent to Mapache Drive). The shallow channel causes uncontrolled overland flow which ultimately surface drains to the existing ditch along Mapache Drive. Due to shallow channels at the Northwest portion of the site and along Mapache Drive, floods will occur in this area during heavy rain. (See following pages for calculations)

Proposed Drainage Condition:

The proposed condition is to separate both offsite storm water and manage the onsite (project site) storm water with detention system:

For offsite drainage, the existing open channel will be replaced by underground storm drain pipe to carry storm water from east of the property and ultimately being flowed to a bioswale (landscape ditch) at the Northwest corner of the site. The bioswale will consists of landscape (shrubs & drain rocks to absorb storm water energy before being drained to the existing ditch along Mapache Drive. The design will reduce overland storm water flow and instead having a more control storm drain system to divert offsite storm water.

For onsite drainage, the proposed storm drain system will have a detention system to hold additional storm water up to 100-Year storm event generated from the project and will eventually being released at a reduced flow rate (10-Year storm is typically a regular rain event). Using detention system, the onsite storm water will only release a fixed storm water flow (10-Year storm event) to the offsite drainage channel instead of releasing storm water during any storm events. (See following pages for calculations)

In conclusion, the proposed drainage design will improve the condition by holding the onsite storm water releasing at a reduced rate at any storm event and provide a well define storm drain channel with bioswale to reduce overland flow before draining to existing ditch along Mapache Drive.

Sincerely,
FREYER & LAURETA, INC.

144 No. San Mateo Drive • San Mateo, California 94401 • (650) 344-9901 • Fax: (650) 344-9920 • www.freyerlaureta.com

Maffia Residence Project
5 Naranja Way, Portola Valley, CA
17-Sep-13

Onsite Peak Flow Calculation:
Existing Onsite Flow Calculation:
10-Year, 10 min time of concentration

Weighted Existing Runoff Coefficient:

Surface	Runoff Coefficient, C	Area, SF
Driveway, Deck and Roof	0.9	13,000
Pervious Surface	0.35	96,422
Total		109,422

$$\text{Weighted C} = \frac{(0.9 \times 13{,}000) + (0.35 \times 96{,}422)}{109{,}422}$$

$$= 0.42$$

Existing Flow:

Area	Runoff Coefficient C	Intensity - 10 Year I (in/hr)	Total Area A (SF)	Total Area A (acre)	Flow Rate Q (cfs)
Existing Onsite Condition	0.42	2.45	109,422	2.51	2.58

Proposed Onsite Flow Calculation:
100-Year, 10 min time of concentration

Weighted Proposed Runoff Coefficient:

Surface	Runoff Coefficient, C	Area, SF
Driveway, Deck and Roof	0.9	21,000
Pervious Surface	0.35	88,422
Total		109,422

$$\text{Weighted C} = \frac{(0.9 \times 21{,}000) + (0.35 \times 88{,}422)}{109{,}422}$$

$$= 0.46$$

Proposed Flow:

Area	Runoff Coefficient C	Intensity - 100 Year I (in/hr)	Total Area A (SF)	Total Area A (acre)	Flow Rate Q (cfs)
Proposed Onsite Condition	0.46	3.60	109,422	2.51	4.16

Modified Rational Method (MRM) Maximum Storage Volume Calculations

Time of Concentration		Runoff Coefficient	Intensity - 100 Year	Area	Peak Flow	Volume of Runoff	Release Flow, 10-Year	Release Flow Volume	Required Storage Volume
Tc		C	I (in/hr)	A (acre)	Q (cfs)	V (ft^3)	Q (cfs)	V (ft^3)	V (ft^3)
10	min	0.46	3.60	2.51	4.16	2494	2.58	1548	946
15	min	0.46	3.00	2.51	3.46	3117	2.58	2322	795
20	min	0.46	2.55	2.51	2.94	3533	2.58	3096	437
25	min	0.46	2.22	2.51	2.56	3845	2.58	3870	-25
30	min	0.46	1.95	2.51	2.25	4053	2.58	4644	-591
35	min	0.46	1.75	2.51	2.02	4243	2.58	5418	-1175
40	min	0.46	1.61	2.51	1.86	4461	2.58	6192	-1731
45	min	0.46	1.49	2.51	1.72	4645	2.58	6966	-2321
50	min	0.46	1.37	2.51	1.58	4745	2.58	7740	-2995
55	min	0.46	1.28	2.51	1.48	4877	2.58	8514	-3637
1	hr	0.46	1.21	2.51	1.40	5029	2.58	9288	-4259
1.25	hr	0.46	1.07	2.51	1.24	5559	2.58	11610	-6051
1.5	hr	0.46	0.95	2.51	1.10	5923	2.58	13932	-8009
1.75	hr	0.46	0.87	2.51	1.00	6328	2.58	16254	-9926
2	hr	0.46	0.80	2.51	0.92	6650	2.58	18576	-11926
2.5	hr	0.46	0.70	2.51	0.81	7274	2.58	23220	-15946
3	hr	0.46	0.63	2.51	0.73	7856	2.58	27864	-20008
3.5	hr	0.46	0.57	2.51	0.66	8292	2.58	32508	-24216
4	hr	0.46	0.53	2.51	0.61	8812	2.58	37152	-28340
4.5	hr	0.46	0.49	2.51	0.57	9165	2.58	41796	-32631
5	hr	0.46	0.45	2.51	0.52	9352	2.58	46440	-37088
6	hr	0.46	0.41	2.51	0.47	10225	2.58	55728	-45503
7	hr	0.46	0.38	2.51	0.44	11056	2.58	65016	-53960
8	hr	0.46	0.35	2.51	0.40	11638	2.58	74304	-62666
9	hr	0.46	0.33	2.51	0.38	12345	2.58	83592	-71247
10	hr	0.46	0.30	2.51	0.35	12470	2.58	92880	-80410
12	hr	0.46	0.27	2.51	0.31	13467	2.58	111456	-97989
24	hr	0.46	0.18	2.51	0.21	17956	2.58	222912	-204956

Note:
The proposed detention system will detain storm runoff greater than 10-Year storm and will release at the runoff rate of 10-Year storm. Per calculations shown above, the required storage volume for the onsite detention system is about 946 cubic feet.

FREYER & LAURETA, INC.

144 NORTH SAN MATEO DRIVE, SAN MATEO, CA 94401
Phone: (650) 344-9901 · Fax: (650) 344-9920

PRELIMINARY DRAINAGE ANALYSIS FOR A NEW RESIDENCE PROJECT 5 NARANJA WAY PORTOLA VALLEY, CA

OWNER: Michael Maffia
1080 Lassen Drive
Menlo Park, CA 94028

ARCHITECT: BAR Architects
543 Howard Street,
San Francisco, CA 94105
Phone: (415) 293-5700

BY:

_____
Richard J. Laureta
C-055783

DATE: _____

A) Project Description & Location

The project site is located on 5 Naranja Way, Portola Valley, CA. The project is to demolish an existing home and reconstruct a new single family home with swimming pool and a small detached office. The site is situated in a low density residential area which is bounded by Naranja Way to the South, Mapache Way to the West and residential lots to the East and North.

B) Existing Site Condition

The project site is approximately 2.51 acre and currently consisting of an existing home located at the Southwest portion of the lot. The site is in a valley and it slopes towards both the Southern and Northern property lines at a gradual slope of not more than 2:1. In the middle of the lot, there is an existing drainage channel diverting offsite stormwater generated from east of the property and it crosses the site and ultimately drains to Corte Madera Creek. The upstream watershed area is about 33 acres.

C) Drainage Calculations:

The drainage calculations for this project will be divided into 2 parts:

i) Offsite Drainage:

The project is replacing the existing drainage channel at the site to a underground storm drain pipe. Calculations will be shown to prove the stormdrain pipe is adequately sized.

Offsite Peak Flow Calculation:

Per County of San Mateo Rainfall Runoff Data:
100-Year, 10 min time of concentration
Low Density Residential Runoff Coefficient to be used

Area	Runoff Coefficient C	Intensity - 100 Year I (in/hr)	Total Area A (acre)	Flow Rate Q (cfs)
Offsite	0.4	3.60	33	47.5

Pipe Sizing at full flow

$$Q = VA$$

$$Q = \frac{1.49 \times r^{2/3} \times S^{1/2} \times A}{n}$$

Slope, S =	2.50%
Manning's Roughness Coefficient, n =	0.022
Pipe Diameter, D =	36-Inch
Flow, Q =	62.5 cfs
Velocity, V =	8.84 ft/s

Note:
The project will use a combination of 36" storm drain pipe and open channel to replace the existing channel. The 36" storm drain pipe will be extended from the existing 36" storm drain pipe at the eastern property to northwest portion of the site. The storm drain pipe will flow to an open channel with energy dissipator to absorb some of the flow energy before being released to existing ditch along Mapache Drive.

ii) Onsite Drainage:

Per Town of Portola Valley Public Works guidelines, stormwater detention is required for projects creating or replacing more than 5,000 square feet of impervious surface. Therefore, the proposed project is subject to this guideline

Onsite Peak Flow Calculation:

Existing Onsite Flow Calculation:
100-Year, 10 min time of concentration

Weighted Existing Runoff Coefficient:

Surface	Runoff Coefficient, C	Area, SF
Driveway, Deck and Roof	0.9	13,000
Pervious Surface	0.35	96,422
Total		109,422

$$\text{Weighted C} = \frac{(0.9 \times 13{,}000) + (0.35 \times 96{,}422)}{109{,}422}$$

$$= 0.42$$

Existing Flow:

Area	Runoff Coefficient C	Intensity - 100 Year I (in/hr)	Total Area		Flow Rate
			A (SF)	A (acre)	Q (cfs)
Existing Onsite Condition	0.42	3.60	109,422	2.51	3.80

Proposed Onsite Flow Calculation:
100-Year, 10 min time of concentration

Weighted Proposed Runoff Coefficient:

Surface	Runoff Coefficient, C	Area, SF
Driveway, Deck and Roof	0.9	21,000
Pervious Surface	0.35	88,422
Total		109,422

$$\text{Weighted C} = \frac{(0.9 \times 21{,}000) + (0.35 \times 88{,}422)}{109{,}422}$$

$$= 0.46$$

Proposed Flow:

Area	Runoff Coefficient C	Intensity - 100 Year I (in/hr)	Total Area		Flow Rate
			A (SF)	A (acre)	Q (cfs)
Proposed Onsite Condition	0.46	3.60	109,422	2.51	4.16

Note:
Per Town of Portola Valley Public Works Guideline, the post development peak flow and velocity must be less than or equal to pre development peak flow and velocity. Therefore, the increase of flow generated from the site will be detained onsite Tables above show pre & post development flow rates generated from the site. The total flow rate allowed to be released to offsite is 3.80 cfs and the difference of pre and post flow rate 0.36 cfs will be detained onsite. Volume calculation will be prepared in construction documents phase.

NED PATCHETT CONSULTING

Certified Arborist WE-4597A
www.nedpatchettconsulting.com

Date: September 17, 2013

Attention: Jeremy Butler-Pinkham

Regarding: Neighbors Tree Concerns

Regarding trees 63 & 64-

Both of these pine trees showed signs of decline in the upper crown at the time of my initial inspection (June 6 & 7, 2013). Tree 64, the larger of the two pines, showed evidence of pine beetle infestation at the base of the root crown. Therefore, it was my opinion that removal of these trees should be considered as I felt the health of these trees did not warrant retention.

I visited the property last week, September 12, 2013, and observed a significant increase in beetle activity at the base of Tree 64. It is my opinion that these two trees will decline and require removal within the next few years. Therefore, I recommend removal of these trees now and replacement with a suitable trees species that will succeed in this location and begin to provide a long-term solution to the desired screening for the benefit of both properties. Coast live oak would be an acceptable species for this application.

Regarding the oak trees along the property line-

The proposed construction for the main structures is located outside of the tree protection zone of these trees and therefore it is my opinion that this work will have no significant impact on these trees.

The civil plan shows a proposed storm drain line and calls for fill soil within portions of the tree protection zone of some of these trees. Therefore, I recommend field locating this storm drain as far away from these trees as possible. Any excavation work that is required to install this drain line and is located within the tree protection zone of these trees should be hand dug. Any roots that are encountered that are 2 inches in diameter and larger should be retained and not damaged until the project arborist can inspect the roots to determine an appropriate course of action to mitigate impacts to these trees. Any proposed fill soil in the location of these trees should be kept 10 feet away from the trunks of these trees. A root well is an option that can be used to achieve this goal.

830 Buena Vista Street in Moss Beach, CA 94038
Cell Phone: 650.400.0020 Office/Fax: 650.728.8308
Contractor License # 892928
ned@arboristconsultant.com

Please let me know if you have any questions or comments.

Respectfully Submitted,

Ned Patchett

Ned Patchett
Certified Arborist WE-4597A

Linda Yates <linda@hollandyates.com> September 19, 2013 11:44 AM
To: Tom Vlasic <vlasic@spangleassociates.com>
Cc: Danna Breen <pvlily@aol.com>, Paul Holland <PaulH@FoundationCap.com>
several requests

Hi Tom,

Request 1: If the town is not going to require them to build any type of mock up as we were required to do for a neighbor MUCH further away, we would at least like tarps or sheets hung from the horizontal story pole lines for all the walls facing our property along the entire linear length of the property including the cabana. Unfortunately the visual in their plans conveniently does not show our house anywhere, just a forest of foliage which of course does not exist. Nor do the existing story lines at all give you a sense of the massing since all you see is air. We would like the committee to see the full impact of the actual building not the air, especially if the pine tree comes down. You have the report from our arborist indicating that unless they put in massive mature screening it will take 10 to 15 years to replace the blocked view of the pine.

Request 2: To that end the second request is we want to see the proposed landscape plan for Tom Klope to review to see if it will have any impact. In addition, we have paid to have Tom do a plan as well which we will submit if theirs does not suffice. We ask that the many mature trees that will be needed to ensure that our property value doesn't drop dramatically (which we have been warned it will unless we eliminate them from all views and restore some sense of privacy that having houses so close and pools so cosy make impossible) be planted prior to permitting. We know that there is a lot of inventory out there across a variety of native species.

Request 3: We would also like for the town to consider the effect of the clear story windows in their great room that face us, we did not put in clear story windows because of the light pollution impact and we would like those removed if the house is going to stay so close to the property line.

Request 4: Since the town is setting precedent having this many linear feet so close to the property line, again if you google Mapache and many other streets, houses are not parallel to the side fence they are parallel to the street. We are opening the door wide to other commercial real estate guys coming in and just walking rough shod over the character of the town, let's make sure we are doing that by design not by default.

Request 5: Given that the town has no recourse once the horse is out of the barn, we look forward to hearing the conditions that will be placed on them that have some legal standing (we are having our own attorney review as well). Given that we (as I have shared with Danna) have all experienced at least three massive untruths told by Mike and heard from former members of his team about his desire to "win" at this point, we have little faith in any positive response that is not legally binding.

I know Sommersets and Enrights care about the water issue but we do as well. You are taking that whole length of the property all of which is a massive swale that historically has been land that would absorb at least some of the water and now disturbing it and putting it in a pipe. We are hoping there is a serious report that shows how all that water that used to percolate into the soil and STILL flooded can now be put in a pipe along with the water that used to go through the existing pipe and then dump it at the bottom of the property...and hope it doesn't flood to our side and kill the oaks and redwoods down there first before flooding Enrights and Sommersets.

Still in shock unfortunately and not looking forward to the sentence we have been dealt or the massive fence we will be forced to build.

Thanks, LKY

From: Tom Klope <tom@klope.com>
Date: Thursday, September 19, 2013 11:22 AM
To: Linda Yates <linda@hollandyates.com>, Paul Holland <PaulH@FoundationCap.com>

Architectural and Site Control Commission **August 27, 2013**
Special Site Meeting, 205 Cervantes Road, Kerwin, and
5 Naranja Way, Maffia* and
Special Evening ASCC Meeting, 765 Portola Road, Portola Valley, California**

Preliminary Architectural Review for new residence with detached office, pool and pool cabana, and Site Development Permit X9H-657, 5 Naranja way, Maffia

At 5:05 p.m., ASCC members Breen, Clark, Hughes, and Ross convened at 5 Naranja Way with Planning Commissioners Von Feldt, Gilbert, McIntosh and Targ (arrived at 5:12 p.m.). The following* were also present for the joint ASCC and Planning Commission preliminary review of the subject project:

Mike and Vanessa Maffia, applicants
Richard Beard, project architect
Jeremy Butler-Pinkham, project architect
Kate Stickley, project landscape architect
Ann Wengert, Town Council Liaison
Judith Murphy and Jane Bourne, Conservation Committee
Dana Parsons, 167 Mapache
Linda Yates and Paul Holland, 170 Mapache Drive
Mary and Patrick Enright, 171 Mapache Drive (Mr. Enright arrived toward the end of the site meeting.)
Ed and Alison Wells, 15 Naranja Way
Loverine Taylor, 35 Naranja Way
Adrienne Roberts, 20 Naranja Way
Rusty Day, Bev Lipman, Walli Finch, and David Strohm, Westridge Architectural Supervising Committee (WASC)

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*Others may have been present during the course of the site meeting but did not formally identify themselves for the record.

Vlasic presented the August 27, 2013 staff report on this preliminary review of a proposal for residential redevelopment of the subject 2.5-acre Westridge subdivision property. He explained that 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. He clarified that the detached multi-story residence on the property would be removed, as would the existing stable and swimming pool and that the gated driveway access off of Mapache Drive would be eliminated.

Vlasic discussed the grading proposals that require planning commission involvement in the site development permit application and also the status of WASC review of the project. Vlasic explained the 8/19/13 plan modifications made to address WASC concerns. Vlasic then reviewed the following communications received by the town and distributed following completion of the August 27th staff report:

- August 23, 2013 letter from the applicants responding to the 8/22/13 letter from Linda Yates and Paul Holland.
- August 27, 2103 email from Ed and Alison Wells advising of no concerns with the project design or visual impacts, but with some concerns over project staging and construction parking.

- August 26, 2013 email from Naranja Way neighbors with a request that there be no construction parking on Naranja Way.
- August 26, 2013 letter from WASC to the applicants stating support for the general approach to house siting, but with remaining reservations relative to the proposed grading and fill on the west side of the site to accommodate the pool and yard spaces.

Vlasic then reviewed the issues in the staff report including the proposed west side fill, lighting and some landscaping matters and noted that the applicant was considering further plan refinements to address staff and WASC comments relative to the proposed grading and west side yard development. Vlasic further advised that after the special joint site meeting and the evening ASCC meeting, project consideration should be continued to the September 9, 2013 regular ASCC meeting.

ASCC and planning commission members considered the August 27, 2013 staff report, data distributed after completion of the staff report, and the following project 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

Also considered was the August 19, 2013 email from project architect Jeremy Butler-Pinkham, which included the following 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

Vlasic noted that with the revised landscape master plan sheet, the grading volumes were lowered as explained in the staff report.

In addition to the above plans, the following application materials were considered:

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

The applicants and project design team members presented the proposal to the ASCC, planning commissioners and others present for the site meeting. They distributed revised landscape plan sheets further responding to staff and WASC concerns relative to the proposed west side fill and pool proposals. It was noted that the revised approach would move the pool to the west side of the graded area and have stepped terraces, significantly reducing the scope and depth of fill and providing more space between the pool buildings and the main house. It was noted that the modified plan would also help to address concerns with the "drainage swale" feature planned along the boundary common with 170 Mapache Drive.

The design team made use of story poles and staking to explain the proposed site plan and building features and driveway alignment. They reviewed the project plans and colors and materials board and provided photo examples of the work of the project architects and landscape architects to explain the proposed architectural character and approach to use of landscape walls, particularly the planned low, i.e., roughly two feet high, stone walls between the west side terrace levels. During the site presentation and walk, design team members offered the following clarifications and responses to questions:

- The proposed house has been kept to a single story and placed so as to ensure views over the house and lowered garage building from the house on 170 Mapache Drive. Further, the size of the space between the house and garage has been increased to address concerns expressed for the long building "edge" along north side of the property. With the most recent site plan studies, the pool house and equipment structures would be lowered and moved to the west side of the pool terrace area, further mitigating the issue with the longer north side "edge."

- Images of houses designed by the project architects for the property in the Santa Lucia Preserve area of Carmel Valley were presented. It was noted that the single story house maintains a low profile on the site and that the low stone walls help to adjust landscaping and outdoor use areas so that they harmonize with site conditions.

- It was noted that no basement is planned and that the house has been sited between the north side slopes leading up to the Holland/Yates house and the drainage course and associated wet area along the drainage course. It was pointed out that additional calculations were in process relative to the storm water volumes and that final drainage plans, including size of corrugated pipe and west side detention area, needed to be developed to the satisfaction of the town's public works director. It was clarified that these plans would need to be finalized and the data used in development of the final plans for west side grading of the desired pool area and terraces.

- Reference was made to the sun exposure data provided with the revised plan handouts provided at the meeting. It was noted that this data was used in developing the site plan and pool location, as well as plans for both passive and active solar applications.

- In response to a question, it was noted that no skylights are planned, but the clerestory elements proposed on the garage and the great room area of the main house were noted.

- It was noted that the 8/16 arborist plan noted the trees now specifically to be removed and to be preserved. In response to a question, it was clarified that the two large north side pine trees (T64 & T65) were planned to stay for now as they provide key screening between properties. It was acknowledged that the trees were not in the best of condition and as a result of this, and in response to town and fire district policies encouraging the removal of such trees, the proposal for pine tree preservation could be revisited and perhaps at least one might be removed and replacement screen planting added with the new landscape plan.

Following review of the project plans and site conditions, the site meeting continued to the south side of the Holland/Yates property to consider the concerns offered in the August 22, 2013 letter from the neighbors. **Mr. Holland** reviewed the concerns and emphasized the following issues:

- The proposed house is still aligned along the northerly setback and only 10 feet east of the northerly setback line. It is aligned parallel to the side setback line and perpendicular to it like the other houses in this are of Westridge. The house should be moved further away from the setback line and closer to the southerly hillside of the property to mitigate potential noise and privacy impacts. There needs to be more space between houses than is provided for on the plans.

- While the approach to house architecture appears acceptable, the applicant and project design team have been informed of "our" concerns over house siting and have not elected to make the more significant changes that are needed to ensure privacy and openness as encouraged by both Westridge provisions and town guidelines.

- The comments regarding the consideration of pine tree removal are contrary to promises made by the applicant to protect the trees for privacy. "We" feel misled by his comments and that there has been no effort to respond to the concerns shared with the applicant early on in the process of plan discussion.

- There is a significant potential for light spill from the clerestory elements and the new driveway access that will impact his property. Mitigations should be required.

Mr. Maffia took exception to comments offered by Mr. Holland and reviewed the comments in his August 23, 2013 letter responding to the comments in the August 22, 2103 letter from the neighbors.

Ms. Yates wondered about the adequacy of the tree evaluations and how the town would complete a review of the arborist's conclusions. She also stressed that when she and Mr. Holland developed their property they were required by the town to provide mature screen landscaping relative to protecting views of an uphill neighbor and that they should not be not put in a position to take defensive action to protect views being jeopardized by the planned project. She also noted that they moved key larger trees on their site that were potentially

impacted by their project and that the applicant should consider and be required to move site oaks for replacement screening, particularly if he is permitted to take out the large north side pines.

Vlasic advised that the town's conservation committee would be looking at and commenting on the conditions of the existing trees. He also concurred with the comments from Ms. Yates about the efforts she and Mr. Holland made to address concerns of the uphill neighbor and that the subject application should be held to the same standards.

After the visit to 170 Mapache Drive, the field meeting returned to the applicant's property and additional neighbor comments were requested and the following offered:

Mary and Patrick Enright expressed concerns with the adequacy of the drainage plans and wondered about the status of town plan review and basic requirements of the town. She noted that likely the most significant potential for down stream drainage impacts would be on the "Somersett" property at 177 Mapache Drive and not her property at 171 Mapache Drive.

Vlasic advised that the property owner's plans were under review by the consulting engineer to the town's public works director and that such review and plan acceptance with any revisions would need to be completed prior to a planning commission hearing on the site development permit. He also noted that under town and state standards a property owner was bound to receive water from an uphill property based on the historic pattern of drainage and ensure that any water discharged off of the site did not change in any material manner as a result of site development.

Planning commissioners present suggested that the final drainage plans should be "creative" and try to reduce the downstream runoff if at all possible. It was also suggested that consideration be given to slowing the flow of water and that there be increased opportunity for storm water to return to the ground on the site. It was noted that this likely would also limit moving the house further to the south toward the existing rock lined drainage feature.

Ed Wells provided a letter to the planning commission and ASCC dated August 27, 2013 supporting the proposal and encouraging an "expedited" town approval of the project.

Loverine Taylor emphasized the concerns over construction staging and Naranja Way parking provided in the August 26, 2013 transmittal from the Naranja Way neighbors.

Rusty Day reviewed the comments in the 8/26/13 WASC letter and noted that it appears the revised plans provided at the site meeting may, upon further evaluation, satisfy the remaining key committee concerns. He discussed the efforts made by the applicant to address WASC concerns and appreciated the applicant's interaction with the committee. He supported the efforts to remove pines and redwoods and encouraged an effort between the applicant, uphill and downhill neighbors, and the town to deal with drainage issues in the area. Day stressed that once the proposed grading plan changes were fully evaluated by the WASC, with adequate side markings of proposed grading elevations and boundaries, the WASC would complete project review and evaluation.

Planning commissioners present offered the following comments in addition to the above comments on the matters of drainage and the drainage course across the property.

McIntosh was generally supportive of the project, but wondered if the proposed pool could be moved closer to the house to further reduce the west side fill area and allow for more options for the ultimate drainage solutions.

Gilbert noted the need to take more time to appreciate the revised grading plans. She also supported consideration of taking out the large pines now and installing replacement screen planting now that will last longer than and be a better long-term landscape solution than depending on the older pines.

Von Feldt expressed concern over the drainage "channel" that appears to be planned along the northerly parcel boundary and the scope of tree removal planned, particularly, with the new driveway extension. She also noted the need to take time to better understand the revised grading plans presented at the site meeting.

Targ stressed the concern over the need for a "creative" plan to resolve drainage issues and shared the comments of other commissioners for the need to better understand the revised grading plans.

Vlasic advised that any other comments from planning commissioners would be appreciated and could be forwarded to planning staff either directly to him, Karen Kristiansson or Carol Borck. ASCC members concurred that they would offer preliminary comments on the project during the continued review at the special evening ASCC meeting.

Thereafter, Breen and Von Feldt thanked all present for the participation in the field meeting.

Adjournment

The special site meeting was adjourned at 6:25 p.m.

Special Evening Meeting, 765 Portola Road, Portola Valley, California

Chair Breen called the special meeting to order at 7:31 p.m. in the Town Center historic School House meeting room.

Roll Call:

ASCC: Breen, Clark, Hughes, Ross
Absent: Koch
Planning Commission Liaison: McIntosh
Town Council Liaison: Richards
Town Staff: Town Planner Vlasic, Deputy Town Planner Kristiansson, Assistant Planner, Borck

Oral Communications

Oral communications were requested, but none were offered.

Preliminary Architectural Review for new residence with detached office, pool and pool cabana, and Site Development Permit X9H-657, 5 Naranja way, Maffia

Vlasic presented the August 27, 2013 staff report on this preliminary review of a proposal for residential redevelopment of the subject 2.5-acre Westridge subdivision property. He reviewed the events of the special afternoon joint site meeting with the planning commission on the project. (See above site meeting minutes, which include a complete listing of project plans and materials and discuss revised plans shared at the site meeting.) Vlasic advised that the ASCC members did not make comments on the proposal during the site meeting and advised that they would do so at the evening meeting.

Mike and Vanessa Maffia, applicants, Richard Beard and Jeremy Butler-Pinkham, project architects, and Kate Stickley, project landscape architect, were present to discuss their proposals further with ASCC members. Mr. Maffia reiterated the design approach to maintain a low profile and nestle the one story house into the site. He noted that due to the site disturbance for original development, including drainage work, it is a difficult property to work with. He added that he hopes to restore most of the slopes and also the meadow areas and remove much of the non-native plantings.

The project design team presented a PowerPoint presentation of the revised plans and example images shared at the site meeting and further discussed the evolving design concepts for the west side stepped terraces and pool facilities. It was noted that based on further evaluations and site meeting comments there would be further study of bringing the pool closer to the house and reducing the scope of west side fill. It was clarified that this would also be dependent on the final plans for needed drainage modifications.

In response to a question relative to the DG path shown on the site plan, it was noted that the path was to access not only the lower pool area but the proposed south side office. It was also clarified that the driveway and auto court would have a chip seal surface and that any driveway slopes over 15% would be surface with a material satisfactory to the fire marsh, likely a brushed concrete.

In response to comments relative to fireplace smoke and chimneys, the applicant clarified that the fireplaces would be gas units and, therefore, there would be no smoke, and chimney heights would be minimal and/or the need for chimneys eliminated.

Public comments were requested. **David Strohm and Bev Lipman**, in response to a question form Chair Breen advised that they had no additional **WASC comments** to those offered by Mr. Day at the afternoon site meeting.

Patrick Enright, 171 Mapache Drive, reviewed the drainage concerns he and his wife shared at the afternoon site meeting.

Vlasic advised that drainage and impervious surface plans were still in process of review by town staff and that these would need to be found acceptable by staff prior to the public hearing on the site development permit by the planning commission. He noted that neighbors would receive notice of the public hearing and would have the opportunity to review final grading and drainage plans prior to the hearing and comment on them at the public hearing. He added that at least the final concepts for drainage found acceptable to staff would also need to be identified prior to ASCC action on the architectural review application.

Paul Holland, 170 Mapache Drive, referenced the concerns in his August 22, 2013 letter to the ASCC and also the comments offered at the site meeting. He asked if a project contractor had been identified and Mr. Maffia noted that a final decision on a contractor had not yet been made. Mr. Holland then requested that the applicant be required to construct a full scale site model of the garage, like he was required to do, so that appropriate screen landscape conditions could be determined and that such landscaping should be the burden of the applicant and not an impacted neighbor.

Linda Yates, 170 Mapache Drive, expressed concerns over visual impacts, lighting and noise, and proximity of the proposed house to the northerly property line. The driveway alignment and elevations relative to car light penetration was discussed relative to her concerns.

ASCC members then offered the following preliminary project comments:

Hughes:

- Appreciate the design approach for the project and generally supportive of it. It appears, though, that significant additional drainage analysis is necessary.
- Moving the pool and cabana will help relative to the "linear" issues discussed at the site meeting. However; the pool could be closer to the house, and the overall plan for the fill on the west side needs to be more developed and sufficient data provided so it can be clearly understood.
- Consideration should be given to changing the roof over the lanai to a softer form to further help in breaking up the linear mass.
- The clerestory dormer windows increase potential for interior light spill. Interior lighting in the dormer areas needs to be controlled.
- The overall scope of proposed exterior site lighting needs to be significantly reduced to be consistent with town standards and guidelines. Of particular concern is the lighting proposed along the driveway.
- The large north side pine likely should be removed and there needs to be better solutions for screening along the north site. Consideration needs to be give to the possible relocation of some of the oaks now planned to be removed.

- The design for the "gully" drainage solution along the north property line needs to be reconsidered and perhaps the drainage directed more toward Naranja Way.
- Consider saving more trees along the proposed driveway and Naranja Way side of the site. Move the better oaks if they are in conflict with the driveway and office plans.
- Consider removal of the chimney at the office to avoid potential visual presence of the chimney element.

Clark:
- Shares comments regarding the need for more drainage analysis and refined drainage solutions.
- Encourages consideration of moving the proposed development further away from the northerly property line at least a few additional feet.
- The pines should be removed and new landscaping or relocated trees installed for screening early on in project work.
- Supports general approach to site development and property restoration, but appreciates that more study of west fill and pool/cabana plans is needed, as is work on the drainage plans.
- The single story architectural design approach including materials and finishes and narrow building widths is appropriate.
- Chimneys should be kept as low as possible.
- Scope of lighting needs to be reconsidered.

Ross:
- Overall finds the project design appropriate, but it does need more work on the issues identified by other ASCC members, particularly drainage and efforts to address the concerns of the north side neighbors. Over the project at this point it "8.5 out of 10."
- Main concerns focus on the proximity of outdoor spaces along the northerly property line. The lanai design needs to be reconsidered to enhance privacy between neighbors, perhaps adding a solid wall to the north side.
- The pool should be moved closer to the house for enhanced supervision of children using the pool.
- Overall supports house and garage orientation and the lack of skylights. The outdoor space between the house and garage will not be highly used and should not impact privacy.
- Consideration should be given to some additional lowering in garage height, perhaps an additional two feet.
- The pines should be removed and perhaps the valley oaks moved to the north site. These trees, however, are not necessarily a great screen and some additional shrub planting should be provided to screen views from above. But the new plantings do not need to have great height and should be lower to preserve more distant views from the northerly property.
- Moving the pool uphill should also help in enhancing privacy between properties.
- Shares lighting concerns expressed by others. In particular, the scope of interior lighting relative to the clerestory elements needs to be clarified and controlled to avoid potential for significant evening light spill.
- The office would have a low impact on the site and the pathway to the office appears appropriate.
- The choice of materials and finishes as well as architectural character are appropriate.

Breen:
- Shares comments offered by others, particularly Ross.
- Support the basic design, and it is "almost there."

- The final landscape plan will be critical to a successful project.
- Considering keeping pines for now, but install replacement material as soon as possible and, hopefully, this fall. Recognizes, however, that it is difficult to grow materials under the pines.
- In any case, new screen planting should be installed immediately after rough grading before the project is complete.
- Not certain moving the valley oaks will achieve much in terms of screening. Perhaps better to bring in new specimen tree with better screening characteristics.
- The architecture and siting are good as is the materials and finishes palette. There is still room to lower the garage height, and the pool should be moved closer to the house.
- Would like to see more effort to "restore" the drainage channel, but the main thing is to get the drainage right for the site and area.
- The scope of lighting needs to be significantly reduced.
- More work is needed relative to the drainage plan along the northerly boundary. The current "swale" plan would result in a very artificial condition.

Members then discussed the neighbors' request for a full scale mock up of the proposed garage. It was noted that the existing stable provides a good mock up, as do the story poles. These can be used relative to decisions on needed landscaping, and members concurred that at, this time, they would not require the requested full size mock up.

Following preliminary discussion and sharing of comments, project consideration was continued to the regular September 9, 2013 ASCC meeting.

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.*)

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

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.

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

Submitted by
Ned Patchett
Certified Arborist WE-4597A
June 13, 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 (126) 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 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.

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:

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 (126) 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"

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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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

Tree No.	Species	Trunk Diameter (in.)	Significant Tree	Condition	Comments	Recommendations
15	Pseudotsuga menziesii	16	Yes	4	Minor dead branches in upper crown	Crown cleaning
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

Tree No.	Species	Trunk Diameter (in.)	Significant Tree	Condition	Comments	Recommendations
30	Pinus radiata	19	No	1	Majority of upper crown is dead	Removal
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

Tree No.	Species	Trunk Diameter (in.)	Significant Tree	Condition	Comments	Recommendations
46	Pinus radiata	25	No	2	Dead branches in the upper crown; suppressed by nearby trees	Removal
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

Tree No.	Species	Trunk Diameter (in.)	Significant Tree	Condition	Comments	Recommendations
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
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	Consider removal
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

Tree No.	Species	Trunk Diameter (In.)	Significant Tree	Condition	Comments	Recommendations
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
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

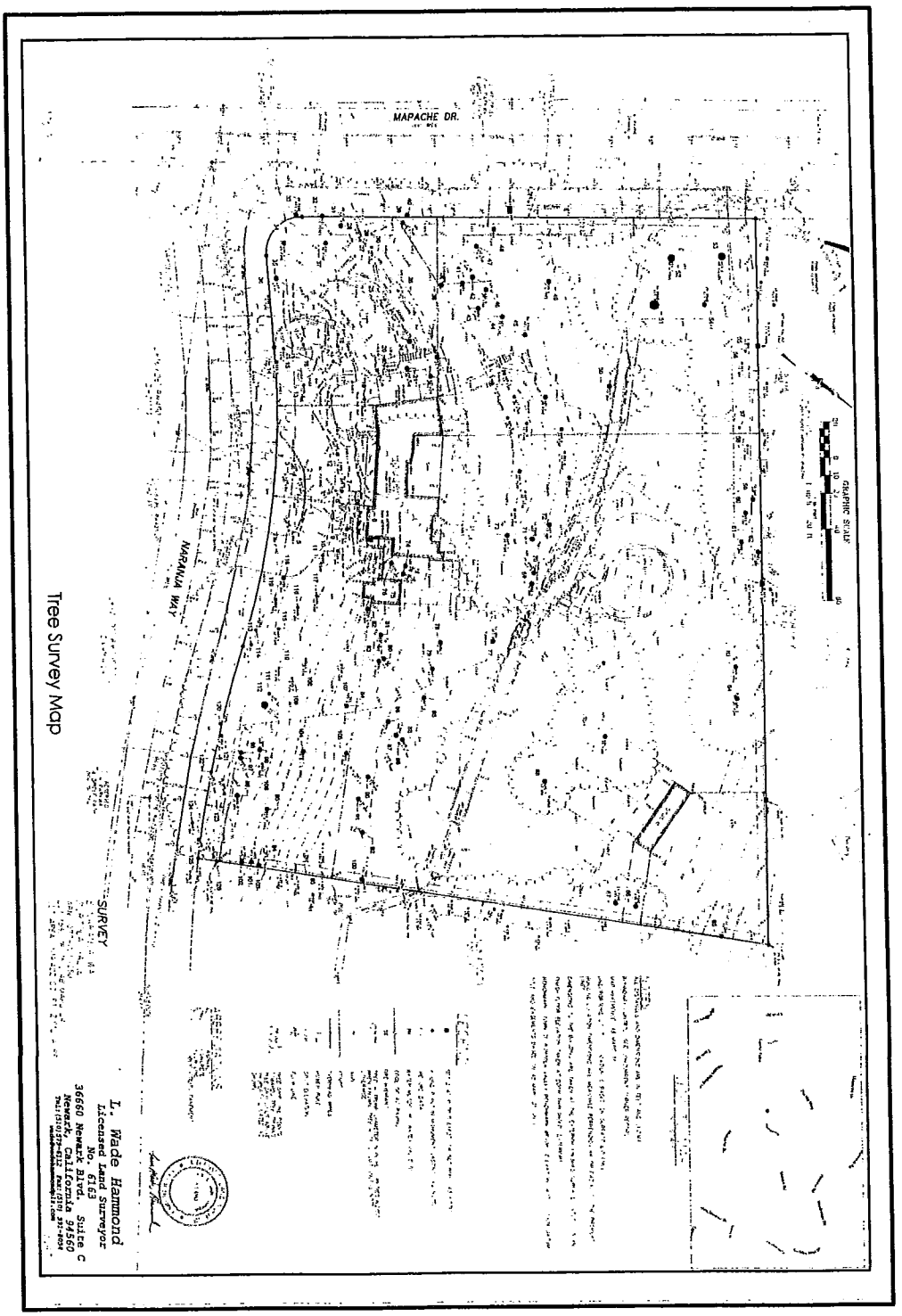
Tree No.	Species	Trunk Diameter (In.)	Significant Tree	Condition	Comments	Recommendations
89	Quercus agrifolia	8.5	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
90	Quercus agrifolia	22	Yes	4	Dead branches in the upper crown	Crown cleaning
91	Quercus agrifolia	10	No	1	Lean to the upper crown and trunk; dead branches in crown	Consider removal
92	Quercus agrifolia	7.5	No	3	One-sided upper crown; dead branches in the upper crown	Crown cleaning
93	Aesculus californica	9.5	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
94	Aesculus californica	9	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
95	Aesculus californica	10-8	No	2	Dead branches in the upper crown	Crown cleaning
96	Quercus agrifolia	11	No	2	Lean to the upper crown and trunk; dead branches in crown; leans on nearby tree	Consider removal
97	Quercus agrifolia	17	Yes	3	Heavy and over-extended branches	Crown cleaning
98	Quercus agrifolia	11	No	3	Dead branches in the upper crown	Crown cleaning
99	Quercus agrifolia	12.5	Yes	3	Dead branches in the upper crown	Crown cleaning
100	Sambucus callicarpa	8-6	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
101	Aesculus californica	8	No	2	Dead branches in the upper crown	Consider removal
102	Aesculus californica	12	No	3	Dead branches in the upper crown	Crown cleaning
103	Aesculus californica	6	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal

Tree No.	Species	Trunk Diameter (In.)	Significant Tree	Condition	Comments	Recommendations
104	Aesculus californica	12-7-5-7	No	2	Dead branches in the upper crown	Consider removal
105	Quercus agrifolia	10	No	3	Dead branches in the upper crown	Crown cleaning
106	Aesculus californica	8.5	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
107	Pinus halepensis	9.5	No	2	Dead branches in the upper crown	Removal
108	Pinus canariensis	11	No	2	Dead branches in the upper crown	Removal
109	Pseudotsuga menziesii	9	No	2	One-sided upper crown; growing into the crown of a nearby oak	Removal
110	Quercus lobata	10.5	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
111	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
112	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
113	Quercus lobata	16	Yes	3	Dead branches in the upper crown	Crown cleaning
114	Quercus lobata	19	Yes	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
115	Cedrus deodara	14	No	3	Dead branches in the upper crown	Crown cleaning
116	Quercus lobata	12	Yes	2	Extensive dead branches in the upper crown	Removal
117	Pinus canariensis	12	No	2	Extensive dead branches in the upper crown	Removal

Tree No.	Species	Trunk Diameter (in.)	Significant Tree	Condition	Comments	Recommendations
118	Quercus lobata	33	Yes	3	Dead branches in the upper crown; heavy and over-extended limbs	Crown cleaning; may benefit from support cables
119	Acacia melanoxylon	9	No	2	Invasive species	Removal
120	Quercus lobata	10.5	No	2	Lean to the upper crown and trunk; dead branches in crown	Consider removal
121	Quercus agrifolia	21.5	Yes	3	Dead branches in the upper crown	Crown cleaning
122	Quercus agrifolia	22-14	Yes	3	Dead branches in the upper crown	Crown cleaning; may benefit from support cables
123	Quercus agrifolia	20	Yes	3	Dead branches in the upper crown	Crown cleaning
124	Quercus agrifolia	7	No	3	Minor twig dieback	Crown cleaning
125	Aesculus californica	8-6-6	No	2	Extensive dead branches in the upper crown	Consider removal
126	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: 6/13/13

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

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: October 10, 2013

RE: Agenda for October 14, 2013 ASCC Meeting

NOTICE: A special ASCC field meeting has been scheduled for Monday, October 14, 2013 for preliminary consideration of plans for house additions and site modifications for 3 Grove Court. The field meeting will begin at *4:00 p.m. at the site*. In addition to the architectural review application, the project includes variance and site development permit requests. A preliminary review of the proposals is presented herein under agenda **item 5c. *Ciancutti***.

The following comments are offered on the items listed on the October 14, 2013 ASCC agenda.

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

On September 27, 2013, the ASCC completed architectural review for this project and the planning commission is scheduled to conduct the public hearing on site development permit application at its October 16, 2013 meeting. The staff report prepared for the September 27th meeting and the draft meeting minutes relative to the ASCC's conditional approval of the architectural review application are enclosed.

At this time, the applicant is specifically seeking ASCC follow-up relative to landscaping, exterior lighting and fencing plans. In particular, the intent is to obtain ASCC approval of the revised landscape plan prior to the planning commission site development permit hearing. The following enclosed revised plans are for follow-up ASCC review and action:

Title Sheet (with northeast side house/garage elevation, BAR Architects, October 2, 2013

Sheet C01, Grading & Drainage Plan, Civil Plans, Freyer & Laureta, Inc., Civil Engineers, 10/2/13

Sheet L1.0, Tree Protection and Removal Plan, Ned Patchett Consulting, 10/2/13

Sheet L3.0, Planting Plan, Arterra Landscape Architecture, 10/2/13
Sheet L5.0, Exterior Lighting Plan, Arterra Landscape Architecture, 10/2/13

Sheet A1.01, Site Plan and Project Information, BAR Architects, 10/2/13

In support of the follow-up submittal, project architect Jeremy Butler-Pinkham has provided the attached October 3, 2013 email explaining how the revised plans respond to the ASCC approval conditions. With the email, the following additional materials have also been provided:

- Cut sheets for the proposed exterior light fixtures shown on plan sheet L5.0.
- "Drainage Narrative," Freyer & Laureta, Inc., received by email 10/9/13
- October 3, 2013 letter from Katherine Strickley, Arterra, discussing the condition of pine #64 and explaining the revised landscape and exterior lighting plan and how they account for ASCC comments and concerns of the neighbors.
- September 25, 2013 "Proposal and Contract," Ned Patchett Consulting, relative to measures to be taken to support pine tree #64.
- October 3, 2013 "Proposal and Contract," Ned Patchett Consulting, relative to measures to be taken to support oak #59 and six oaks along the property line common with 170 Mapache Drive. Oak #59 is the 18-inch oak originally recommended for removal by the arborist, but is now planned to be preserved. The oak is in the area where the existing fence is to be relocated to the property boundary.
- October 18, 2013 email from the project architect with an image of the existing fence verifying that the proposed fence extensions would be four foot high, or lower, horse fencing to match the existing boundary fencing on the site.

Since the last ASCC review, there have been some continuing communications between the neighbors at 170 Mapache Drive, their consultant Tom Klope and town officials. The revised landscape plans were made available to the neighbors and their Mr. Klope. We understand that there have also been some direct communications between Mr. Klope and project landscape architect Kate Strickley. We anticipated receiving formal input from Mr. Klope and the neighbors for ASCC consideration on Monday night. If received in time it may also be included in the meeting packets.

The following comments are offered to assist the ASCC consider and act on the follow-up submittal materials:

1. **Overview of revised plans and supporting data and how the materials respond to ASCC approval conditions**. The 10/3/13 email from the project architect and October 3, 2013 letter from the project landscape architect explain the landscape and lighting plan revisions in some detail and commit to the process for setting of screen plantings, with "modeling," along the common property line with 170 Mapache Drive as called for in the ASCC action. While there is some plea for removal of pine #64, the revised plan preserves it and includes measures to protect the tree. The neighbor has asked that a detailed plan be prepared and required for replacement screen planting should the pine not survive. The letter from the landscape architect suggests replacement with a 72" coast live oak.

   At this point, we recommend that the proposed plan with the pine be required. Further, the ASCC should require that, prior to any final sign off on the building permit, the project arborist provide an evaluation of the pine and, if there has been

continuing deterioration to the point that the tree needs to be replaced, a replacement screening plan should be required and implemented prior to permit sign off. The conservation committee should be involved in this review and, if there is any debate as to tree condition, the town should seek and receive independent, third party review of the tree condition and this should be at the cost of the applicant.

As noted in the submittal materials, the siting of the office as considered at the site meetings does not need any adjustment for conformity to Westridge Architectural Supervising Committee (WAS) setback standards. The grading plan and landscape plan sheets were modified when it was not clear as to the setback requirements. However, when the WASC did clarify the setbacks, it was found that no adjustment would be necessary. Thus, all final site plans will be consistent with the office siting on enclosed plan sheet A1.01.

As discussed at the 9/23 meeting, the proposed north side drainage line has been moved south to as close to the proposed house as possible to avoid tree conflicts. The final construction staging and tree protection plan will need to include final data and protection measures from the project arborist to ensure that the oaks and pine are fully protected from all construction activities.

There is considerable speculation in the communications received since the last ASCC meeting about the willingness or ability of the applicant and/or the town to ensure tree protection and other measures and required conditions are properly fulfilled. The town has an inspection process, paid for by the applicant, that ensures plan compliance over the life of a project construction. Further, in some cases, the ASCC has requested that a surety be taken to ensure maintenance of a landscaping after plan sign off. This, however, is unusual for residential projects, even with very sensitive screening issues. Such a surety was not required for the 170 Mapache Drive project relative to requirements for screening of the stainless steel roof material. In most cases, the town has accepted a certain level of trust unless there has been a specific violation as was the case with the Douglass plant removal at 15 Redberry Road.

2. **Grading plans. Drainage narrative.** As noted above, the grading plans, except for the office siting and moved north side drainage line, are the same as considered and approved by the ASCC at the September 23rd meeting. It is noted that the drainage line adjustment was called for in the ASCC action, and the office will be moved back to the location considered at the 9/23 site meeting, as that site is consistent with WASC setback requirements.

   The attached drainage narrative has been revised to address input received from town planning and engineering staff. It is mainly for consideration at the planning commission site development permit hearing. It is provided here for information.

3. **Landscape plan revisions, communications with neighbors at 170 Mapache Drive, screen planting guarantees and project inspection process.** The revised plan appears to address most of the ASCC concerns subject to the qualifications offered above relative to pine tree #64. It is noted that the neighbors have requested large Arbutus trees and the plans call for five such trees; two 72-inch box size, two 60-inch box size and one 36-inch box size. Two 48-inch box size

redwoods have been added for screening adjacent to the redwoods on the neighbors' property. It is also noted that efforts have been made to achieve the screening as requested by the neighbor but to also avoid a uniform texture of plantings.

We understand that there have been communications between the applicant's landscape architect and Mr. Klope, but are not at this time aware of Mr. Klope's or the neighbors' reactions to the plans. The ASCC will need to determine if the plans do adequately respond to the approval condition or if any further adjustments are needed. In any case, the pine tree condition recommended above should be included with any action on the follow-up landscape plan.

4. **Exterior house and yard lighting**. Except for two concerns, we believe the revised lighting plan sheet responds to ASCC comments. Our concerns have to do with the proposed pool and driveway lighting. Comments on the clerestory issue are provided below.

   The plans now call for five driveway lights on a vehicle trigger that would be automatically shut after five minutes. We question the need for five lights. We recommend elimination of the two lower level driveway lights, i.e., as you approach the house, and that the middle upper light be moved to the north side wall. Otherwise, the low mounting and limited on time allow for transition through the upper driveway and, with the recommended adjustments, have limited potential for off site spill.

   The lighting plan shows eight, 20-watt dimmable pool lights. The legend states only three are planned and the letter from the project landscape architect advises that the lights are to be spaced eight feet apart to "avoid create" a "soft glow" in the pool. The cut sheet data seems to suggest that with the eight-foot spacing there would be a "glow." There are clearly inconsistencies in the data. The landscape architect advises that eight lights are proposed to actually create a "soft glow" and not harsh points of light. We have expressed to her our concern that a "glow" could be more ornamental than functional. In any case, the plans for pool lighting should place the lights on the easterly side, i.e., as proposed, but the number should only be as needed to ensure safe pool use and not lighting of the pool for decorative purposes.

5. **Clerestory/interior lighting**. The notes on plan Sheet L5.0 are consistent with the plans approved by the ASCC relative to clerestory design and interior lighting. The neighbors have indicated their desire that, essentially, the clerestory elements be eliminated if they can't be hidden from view from their property. The garage clerestory faces fully away from 170 Mapache Drive.

   The great room clerestories face toward Mapache Drive (i.e., on the front elevation) and to the northeast on the auto court/entry side. The Mapache side clerestory windows do not face the house on 170 Mapache. It may be possible to see the clerestory windows on the northeast entry side, but the proposed planting should screen views. Further, the following are noted relative to the northeast clerestory window, and these are in addition to the already required lighting controls:

- The top of the windows are at elevation 432 and the windows are at least 100 feet from the edge of the lawn area on 170 Mapache and further from the window areas at the kitchen great room and "girl's lounge."

- The finished floor of the uphill residence is roughly at 439-440 feet in elevation and this floor level is eight feet above the top of the clerestory windows. Thus, the distance and elevation differences allow for screening with plant materials at relatively low heights as requested by the neighbors.

- The glass area for each of the four proposed clerestory windows on northeast side clerestory windows is a maximum of 3 feet by 1.5 feet or a total of 18 square feet. The eave extends at least one foot out and down over the windows, further helping to screen views from above.

In addition to the above, it is not a town design standard that you can't see a window from one property to the other. Also, the ASCC has been particularly concerned with skylights when they can be viewed from an uphill property. Skylights are not proposed with this project.

6. **Fencing**. As noted on plan sheet A1/01 and clarified with the 10/8 email, the plan is to only use new fencing to fill in openings in the existing horse fence property boundary fencing and to relocate the existing north side fencing. All fencing, whether relocated or new in fill, will be no higher than four feet and match the existing horse fence design. Thus, the fencing plan does conform to town fencing standards that specifically included for "horse" style fencing to be in setback areas.

7. **Construction staging plans**. As noted in the submittal materials, detailed construction staging plans will be prepared when a project contractor is retained. Such plans need to address the issues identified at the 9/23 ASCC meeting, including the concerns of the WASC. Typically, such plans are subject to review and approval by a designated ASCC member and we, as a matter of course, ask for WASC comments on them prior to review by the designated ASCC member.

Prior to acting on the follow-up submittal, ASCC members should consider the above comments and any new information provided at Monday's regular ASCC meeting.

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

On July 22, 2013 the ASCC completed review and conditional approval of this project. The staff report prepared for the 7/22 meeting and meeting minutes are attached for reference as needed. To satisfy the eight project approval conditions, the following enclosed plans have been submitted and, unless otherwise noted, have been prepared by CJW Architecture:

Sheet: T-0.1, Title Sheet, 8/28/13
Sheet: T-0.2, Geotechnical Report, 8/9/13
Sheet: T-0.4, Build it Green Checklist, 8/9/13
Boundary and Topographic Survey, B&H Surveying, Inc., February 2013

Prior to acting on this request, ASCC members should visit the site and consider the above comments and any new information that is presented at the October 14th ASCC meeting.

5c. ARCHITECTURAL REVIEW OF PROPOSED RESIDENTIAL ADDITIONS, ACCESSORY STRUCTURES, SITE MODIFICATIONS, SITE DEVELOPMENT PERMIT X9H-662, AND VARIANCE REQUEST X7E-135, *3 GROVE COURT, CIANCUTTI*

This is a preliminary review of these applications that have been submitted in support of the plans for rehabilitation and additions to the historic residence and other property additions and modifications for the subject 1.25-acre Grove Court parcel. The parcel location and general area conditions are presented on the attached vicinity map.

As noted at the head of this memorandum, the preliminary review process is to begin with a 4:00 p.m. site meeting on Monday October 14 2013. To facilitate the site meeting, story poles have been set at the property to model the project as noted on enclosed plan Sheet A2.13.

Due to the variance request associated with the proposals, the planning commission will also be conducting a preliminary review of the project. Unfortunately, a planning commission quorum was not possible for the 10/14 site meeting, but any comments offered at Monday's review will be presented to the planning commission for consideration in its preliminary review of the requested variance. The commission is scheduled to consider the project at its October 16th meeting, and may, after discussion, set a separate site meeting to facilitate its review of the proposals.

Since this project will eventually require actions by both the planning commission and ASCC, the report that follows has been prepared for use by both bodies in the preliminary review process. Staff has had considerable interaction with the project new property owner applicants and their design team members, and the applicants and the design team have developed considerable data to define and support the subject applications. The data listed below and attached to this report will provide the primary basis for the preliminary review process.

The project is shown on the following attached plans:

Architectural Plans, Jeffery Mahaney, Architect:
Sheet A1.0, Cover Sheet, 9/26/13
Sheet A2.1, Existing Site Plan, 8/27/13
Sheet A2.2, Proposed Site Plan, 9/25/13
Sheet A2.3, Proposed Landscape Plan, 9/29/13
Sheet A2.4, Proposed Irrigation Plan, 8/27/13
Sheet A2.5, Outdoor Lighting Plan, 9/25/13
Sheet A2.6, Tree Removal Plan, 8/27/13
Sheet A2.7, Existing & Proposed Level 1/Lower Floor Plan, 9/26/13
Sheet A2.8, Existing & Proposed Level 2/Ground Floor Floor Plan, 9/26/13
Sheet A2.9, Existing & Proposed Level 3/Upper Floor Plan, 8/27/13
Sheet A2.10, Existing & Proposed Roof Plan, 9/27/13
Sheet A2.11, Existing & Proposed Plans - Garage, 8/26/13
Sheet A2.12, Proposed Plan Guest House, 9/26/13

Sheet A2.13, Proposed Story Pole Plan, 9/25/13
Sheet A3.1, Existing Exterior Elevations, 8/27/13
Sheet A3.2, Existing Exterior Elevations, 8/27/13
Sheet A3.3, Existing Elevations - Garage, 8/27/13
Sheet A3.4, Proposed Exterior Elevations, 9/26/13
Sheet A3.5, Proposed Exterior Elevations, 9/26/13
Sheet A3.6, Proposed Elevations – Garage, 8/27/13
Sheet A3.7, Proposed Elevations – Guest House, 8/27/13

Civil Plans, Flo-Rite Engineers, 9/30/13:
Sheet C-1, Title Sheet
Sheet C-2, Notes
Sheet C-3, Grading Plan
Sheet C-4, Utility Plan
Sheet C-5, Erosion Control Plan
Sheet C-6, Details Sheet
Sheet C-7, Best Management Practices

Topographic and Boundary Survey, B & H Surveying, Inc., June 2013

The following materials, attached unless otherwise noted, have been provided in support of the plans and the variance and site development permit applications:

- Variance Permit Application with "Detailed Description" of requests, 9/30/13. (Attached immediately following the application are the zoning ordinance provisions for granting of a variance as modified by the town attorney for conformity with state planning law.)
- Tree Survey Report, Arbor Resources, August 22, 2013. The trees considered in the report are identified by number on plan Sheet A2.6, and on this sheet tree removal by tree status and condition is noted.
- Build It Green, GreenPoint Rated Existing Home "Whole House" Checklist, received August 29, 2013. *(Note: Given the scope of the house rehabilitation project, the house will likely need to be treated as a "new house" under the provisions of the town green building ordinance. This will require more BIG point provisions, although there may be some relief for conditions associated with the historic residence. Further, a BIG checklist will need to be completed and implemented for the guest house. The BIG/green building compliance will be addressed formally as part of the building permit review and issuance process.)*
- Outdoor Water Use Efficiency Checklist, 9/3/13.
- Analysis of the historic conditions of the property including:
  - October 3, 2013 transmittal to the town of the letter from the current owners to the previous owners of the property.
  - October 3, 2013 letter to the town planner and staff relative to the historic analysis of the property.
  - October 4, 2013 *Historic Resource Documentation,* including seven images of the residence.
  - *September 23, 2013 email from the town historian* relative to the project and conclusion that it does "not harm" the "historic integrity." It is also noted that the town historic has recommend and the applicants agreed to placing a plaque at the site relative to the historic conditions.
- Cut sheets for the proposed exterior light fixtures, received August 29, 2013

- Colors and materials board, received 9/11/13 and modified 10/4/13 for conformity with town Light Reflectivity Value (LRV) limits. The proposed materials and finishes board is discussed below and will be presented at the preliminary review meetings.

In addition to the above data, the applicants transmitted to the town the attached communications from neighbors in support of the project:

- October 2, 2013 email, Mike and Elisa Fabian, 361 Grove Drive
- September 18, 2013 email, Bradley and Jacqueline Howe, 4 Grove Court
- August 26, 2013 email, Larry Tesler and Colleen Barton, 351 Grove Drive
- August 26, 2013 email, Ken and Susan Reed, 2 Grove Court
- August 27, 2013 email, Hamid and Tina Moghadam, 1 Grove Court
- September 4, 2013 email, Emiko Kim, 5 Grove Court

One additional email has been received by the town from a concerned neighbor. This email dated October 8, 2013 is attached and is from David Maahs, DDS, and Rui Hua Yan, 360 Grove Drive. They have raised concerns over the changes to the site that have opened views from Grove Drive on the north side of the property.

The emails of support include all of the immediately neighboring properties served by Grove Court. The two Grove Drive neighbors providing supporting emails are immediately to the northeast of the site across Grove Drive. The neighbor with the view concern is located to the southeast immediately on the south side of the Grove Drive emergency connection that bridges Corte Madera Creek to Georgia Lane.

Based on the outcome of the preliminary review process, a final project review schedule will be developed that would be intended to lead to eventual actions by the ASCC and then by the planning commission. The following comments are offered to assist in the preliminary review of the requests.

1. **Background, application requests, variance issues and historic resource analysis.** As will become apparent with review of the data provided with the application and the site meeting, the subject property contains a house and a bunker "cellar" that were part of the historic Catoctin Estate that is recognized in the historic element of the town's general plan. The existing multi-story house on the property is recognized as historic resource 42A "to be preserved" and was once physically linked to the historic residence (resource 42B) on 4 Grove Court, i.e., the parcel to the northwest. The properties also contain walks and rock work that were part of the estate and other properties in the Grove Court area also contain remnants of the estate, including pathways and rock features.

   Based on early discussions between town staff, applicants and the project design team, the plans for the house renovation were developed and this was in light of the provisions of the town's general plan and follow up historic analysis as attached, including discussions with the town historian.

   In addition to the efforts made to ensure that the house renovation and addition project would be consistent with the historic element of the town's general plan and also CEQA provisions for evaluation of historic structures, the design team had another long standing issue to contend with. Specifically, access to the existing site garage, and the garage access doors, is by way of an access easement over the

front part of the property to the north at 4 Grove Court. This easement and the access through it to the existing garage have proved to be burdens for both neighbors. Further, the town council and the ASCC have been involved with a process over the past two years as plans were prepared and implemented for fencing and modifications to the access to 4 Grove Court. These plans were finally approved and implemented as will be seen during the site meeting. The access easement, however, is still in place and the existing enclosed garage spaces can only be reached by the access easement.

In order to resolve the continuing issues associated with the existing garage access, and provide more separation between neighboring parcel residential uses, no longer tied together by structure, the plans propose to demolish the garage and construct a new garage with access internal to the subject site. This access does require some grading and tree removal, but the grading will allow for the new garage to be cut into the site and with the low profile flat roof, not be highly visible from 4 Grove Court or from the cul-de-sac bulb. The proposal would also accommodate guest parking spaces that are needed to relieve parking conflicts on the cul-de-sac bulb and provide a better relationship for access from the parking area to the rehabilitated house. The guest parking is to have a trellis to screen views to it from the street.

The existing garage extends well into the side yard setback and is a preexisting condition. The proposed garage is also to extend into the setback and would increase the building encroachment from roughly 175 sf to 250 sf. At the same time, the location and design lowers the garage significantly and eliminates the need or possibility for any vehicle access by way of the easement on the neighboring property. As noted above, the neighbors at 4 Grove have submitted an email that is supportive of the proposed design solution.

While some trees, including significant oaks, need to be removed to accommodate the access and proposed garage design, attempting to locate the garage further into the site to accommodate required parking and also meet setbacks would necessitate more grading and vegetation impacts. Further, retaining walls are to be used to control the extent of grading and cut the garage, driveway and guest parking into the site to minimize visual intrusion to the site and surrounding properties.

Working within the constraints imposed by the existing historic house and site conditions, including slope, tree cover, and lot pattern has proved challenging. Also, additions and changes to the house made over time have provided some substantial burdens to the applicants and their design team as explained in the attached materials. They have considered various design efforts respecting the historic elements of the house and also attempting to conform to current height, floor area, setback and parking standards. They have had to make a number of adjustments in order to stay as close to contemporary standards as possible and still permit a project that protects the historic condition of the multi-level house, adjusts to the overall site constraints, and also meets more contemporary family needs. As can be seen by the scope and depth of data developed by the applicants and their team, including outreach to neighbors, there is a passion for the property and its history that is a significant element in the design effort.

Thus, based on the foregoing and the materials provided with the subject applications, the following requests are specifically being made:

- **Architectural Review approval**. This is required given the scope of project elements and is the discretionary responsibility of the ASCC.
- **Site Development Permit X9H-662**. Proposed grading totals 921 cubic yards as counted pursuant to the site development ordinance and described on the civil plans for the project. This grading volume and the proposed tree removal require the subject site development permit. The ASCC is the approving authority for the site development permit. The scope of proposed tree removal is shown on site plan Sheet A2.6. The majority of the grading and tree removal is for construction of the new garage access and development of required covered parking and guest parking. Additional cut and fill is proposed for development of a level area for the proposed swimming pool and guest house and some outdoor level area immediately below the main residence.
- **Variance X7D-135**. There are several aspects to the variance request as noted below and in the attached 90/30/13 application. The planning commission sitting as the Board of Adjustment must consider the variance request at a public hearing and act on it considering the findings required under Section 18.68.070 of the zoning ordinance (copy attached with the variance application).

  Specifically, the following variance relief is requested from the following zoning ordinance standards:

  a. *Permit the proposed garage to encroach 15 feet into the required 20 foot northwest side yard. (Shown on Sheet A2.2.)* This includes elimination of the existing driveway access from the easement, but does preserve space for a pathway that would connect to the existing stone pathway from the easement to the subject site and historic house. In any case, the majority of this existing, historic pathway material should be preserved or reused in the planned site work.

  b. *Permit the guest parking area to have a 12-foot high trellis for screening that extends a maximum of 9 feet into the required 50-foot front yard setback. (Shown on Sheet A2.2.)* Under averaging provisions a structure could extend 10 feet into the setback, but this structure does not meet the averaging provisions. Further, an ornamental garden structure, to a maximum of 12 feet can extend into a setback and a simple trellis without parking underneath could be considered a ornamental structure. These comparisons are offered mainly to show that the applicants, while dealing with site conditions and problems, have attempted to design to the spirit of the ordinance if not the specific standards. It is noted that the scope of parking is needed for zoning ordinance conformity to current residential standards.

  c. *Permit the maximum height of the roof over the third story addition to be at 37.75 feet over adjacent grade whereas the ordinance limit is 28 feet. (See Sheets A3.1 and A3.4.)* All other changes have roof levels that are with the maximums of the existing house or meet ordinance standards. For the third floor, the existing forms over the proposed expansion area don't all appear

to be consistent with the historic character, but already achieve a height over adjacent grade of over 35 feet (Sheet A3.1). Thus, the proposed expansion with a roof form consistent with the historic architecture increases the height by roughly 2.5 feet over the existing condition. Without the variance the third floor expansion could not occur making use of the historic roof form.

d. *Allow the project to exceed the total floor area limit of 5,071 sf by 250 sf and permit the historic bunker, "cellar," to be preserved and not count against the floor area limit.* In this case, the total proposed floor area is 5,321 sf, not counting the bunker. This is 250 sf over the limit, or an increase of 4.9% as detailed on plan Sheet A1.0. The design team has found it necessary to exceed the floor area limit to address design flaws and constraints with the existing house, and, obviously, the existing garage does not function as would be a normal condition on a residential site in town.

   Under current zoning ordinance floor area provisions, a parcel that has pre-existing floor area exceeding the limits can exceed these on a one-time basis up to a total of 5%. While the current site floor area does not exceed the zoning limit for the property, given the need and desire to preserve the historic residence, and the constraints associated, staff believes the challenges are similar to what the 5% allowance was intended to achieve. Thus, the applicant's have, with staff input, worked to keep the project within the 5% factor.

   It should also be noted that the town has previously granted a variance for floor area over the zoning standard to allow changes to one of the structures of the historic Villa Lauriston complex. In that case, due to the very thick historic walls and the manner in which the town requires floor area to be calculated, the town allowed more floor area to allow for needed renovations and additions.

   The "bunker" historic cellar is cut into the hillside on the south side of the parcel in the required setback area. The request is to permit the feature to exist and continue to be used in mostly its current condition, likely for storage and wine cellar purposes, and not count against the floor area limit. In any case, the request is to allow the historic bunker to remain along with the other floor area proposed for the project as set forth above.

2. **Existing conditions and project description, grading and vegetation impacts.** The application materials referenced above and attached define the existing site structures. Further, the preceding background review offers data on the existing structures. The comments that follow mainly focus on the physical conditions of the property and also the factors that limit options for development besides those associated with the historic provisions of the general plan as outlined above.

   The site is accessed from the cul-de-sac bulb of Grove Court. The street frontage width is only 32 feet, whereas contemporary standards call for a minimum frontage of 40 feet. This width and the slope of the site do limit how driveway access can be provided and likely resulted in the easement on the neighboring property and, unfortunately, the past problems between neighbors associated with it.

The ground elevation at the Grove Court cul-de-sac is roughly 557 feet. From this point, the elevation decreases over the site to 490 feet at the Grove Drive frontage. The existing, roughly 42 foot tall, multi-level residence is sited at approximately elevation 520, although its base does adjust with the site contours and the basement level is cut into the site.

The proposed roughly 12-foot high garage and trellis would be cut into the upper slopes of the site and the flat roof would be at elevation 555 and two feet lower than the cul-de-sac. Thus views from the street would be over the garage.

The highest ridge of the existing house is at elevation 560 and this would not change with the project. Overall, notwithstanding the height variance request, the apparent height and massing of the existing house would not change significantly from existing conditions, but there would be changes to the eastern, Grove Drive side house view with the added decks, railings and window areas. The form of the upper level would, however, be much simpler that the current condition with the non-historic changes made over time.

The changes to the center part of the property largely result from the work proposed to accommodate the planned outdoor spaces, pool and guest house. Grading and tree removal would be needed to create level space for these planned features, and the site meeting will allow the opportunity to fully review existing conditions and receive a full presentation from the project design team on the proposed additions and modifications, as well as the grading and tree removal plans.

With respect to access, it is noted that there is also a long street frontage on Grove Drive at the northeastern boundary of the site. Driveway access from this side would require significantly more grading and tree removal and a longer driveway for access than is the case with the proposal. It would also limit the ability to landscape the lower area and options for outdoor spaces and guest house and pool placement. Such an access would also open more views from Grove Drive and increase the concerns of at least one neighbor. The current proposal does not face these east side issues and, also, it eliminates problems with the current easement driveway access.

3. **Site Development Committee Review and stable inspector review**. To date, written comments have been received from the public works director (attached report dated 9/19/13), town geologist (attached email dated 9/16/13), and fire marshal (attached report dated 9/19/13). The site will be served by a sanitary sewer so a report from the health officer is not anticipated. The conservation committee has had a preliminary discussion of the project and will be represented at the site meeting.

   While most of the reviews do not raise significant issue with the project, the comments in the email from the town geologist reference a concern over the Pd designation on the property. This unstable slope category is along the Grove Drive frontage and not at the existing/proposed building sites. Thus, any slope constraints would likely limit plans, for example, that would call for grading to develop a driveway access from Grove Drive.

4. **Compliance with Floor Area (FA), Impervious Surface Area (IS), height and yard setback limits.** Except for the variance issues noted above, all aspects of the project where changes are being made would conform to current standards. Further, the areas where changes to height are not planned and that exceed current height limits may remain as preexisting conditions.

   The proposed guest house floor area of 558 sf is well under the 750 sf limit for guest houses. Further, the structure is designed to be a guest house and appears to fully conform to both the town's guest house zoning provisions and accessory structure policies (copies attached).

   The total proposed impervious surface (IS) area is noted on Sheet A1.0 as 7,252 sf "including the main house and accessory structures." This is under the 7,427 sf limit for the property. It is noted, though, that house and accessory structure roof areas do not need to be included in calculating compliance with the IS limits. Thus, the project is well under the IS limit for the property.

5. **Project Design and Exterior Materials**. The proposed architecture is discussed in detail in the historic evaluation documents provided by the applicant. The guest house has been designed to be consistent with the architectural character of the existing house. The garage has been designed to also complement the existing house, but be as visually unobtrusive as possible. The colors board to be shared at the preliminary review meetings includes the following finishes:

   - Main house siding. Board and batten finished in a dark brown color with a light reflectivity value (LRV) of 13% and well below the 40% policy maximum.
   - Main house roof. "Faux" slate in a charcoal color, with an LRV of under 10% and well under the 40% policy maximum.
   - Guest house and garage. Wood and plaster as identified on the plan elevation sheets finished with medium brown color with an LRV of 28% and well under the 40% policy maximum.
   - Guest House roof. Zinc, with a weathered finish and LRV of under 20%, i.e., well below the 40% policy limit.
   - Garage roof. Living green roof.
   - Trellis. Stained wood.

   Existing metal chimney elements are not historic and are to be replaced with brick. Detailing is still needed for finishes to be used for trim and other features including windows and doors, railings, concrete walls, deck railings, etc. These eventually should be provided to the satisfaction of the ASCC.

6. **Landscaping/fencing**. The plans do not identify any new fencing with the project. If any is planned it should be identified to the satisfaction of the ASCC. The concepts for landscaping are presented on Sheet A2.3. The approach and plant selection appear generally consistent with town guidelines. The site meeting, however, will provide the opportunity for the landscape concepts to be fully presented to the ASCC. Our two main preliminary comments are that there appears to be the need for some additional screen planting along the west and south sides of the garage/parking area and that every effort should be made to save and reuse the existing rock and stone pathways.

7. **Exterior Lighting**. The concepts for lighting are shown on plan Sheet A2.5 and fixture cut sheets are attached. The details for fixture placement need to eventually be defined to the satisfaction of the ASCC. The concepts should be discussed with the design team at the evening 10/14 ASCC meeting.

The ASCC should conduct the 10/14 preliminary review, including the site visit, and offer comments, reactions and directions to assist the applicant and project architect modify plans as may be necessary to allow for eventual action by the ASCC on the architectural review plans. ASCC members should also forward any comments to the planning commission relative to the design aspects of the specific variance matters.

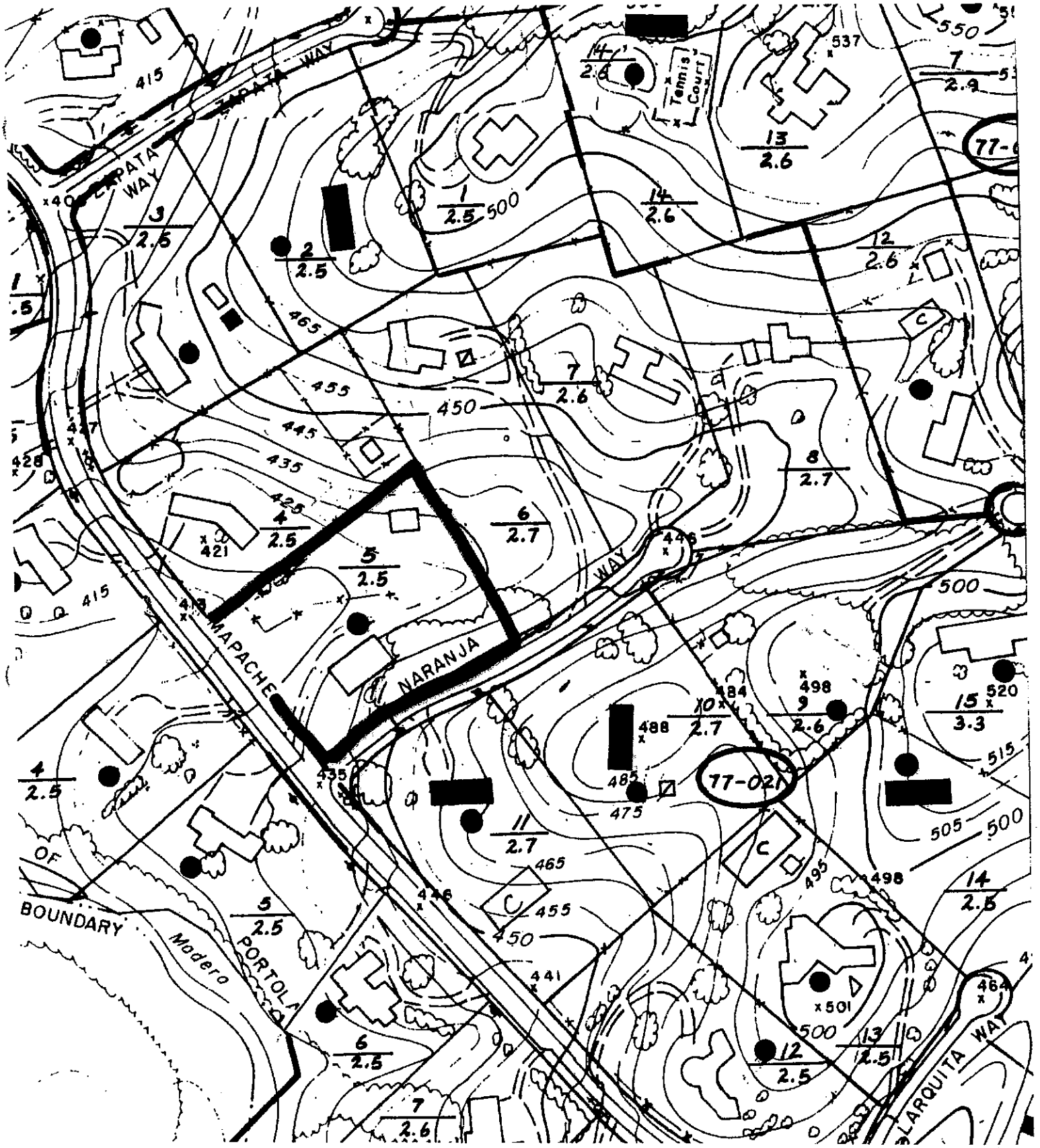
6. COMMISSION AND STAFF REPORTS

Staff will report on the status of applications currently under review and the meeting line-ups anticipated for the upcoming ASCC meetings.

TCV

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

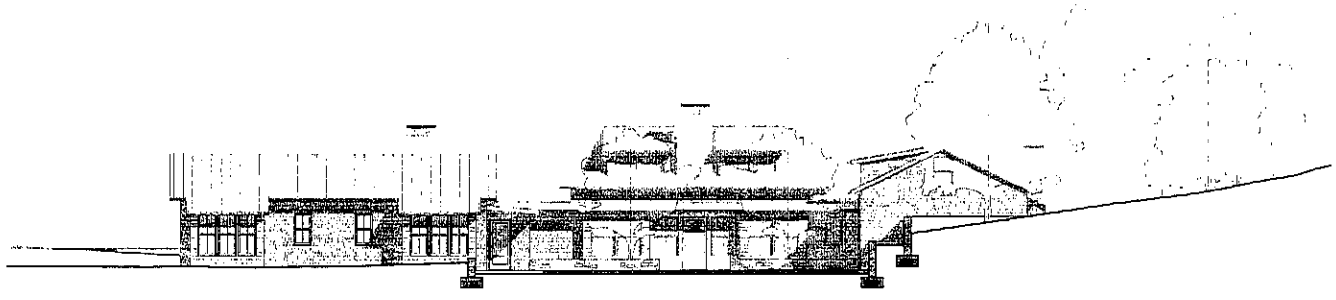
ARCHITECTURAL REVIEW
RESIDENTIAL REDEVELOPMENT
SITE DEVELOPMENT PERMIT X9H-657
5 NARANJA WAY, MAFFIA



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

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

August 2013

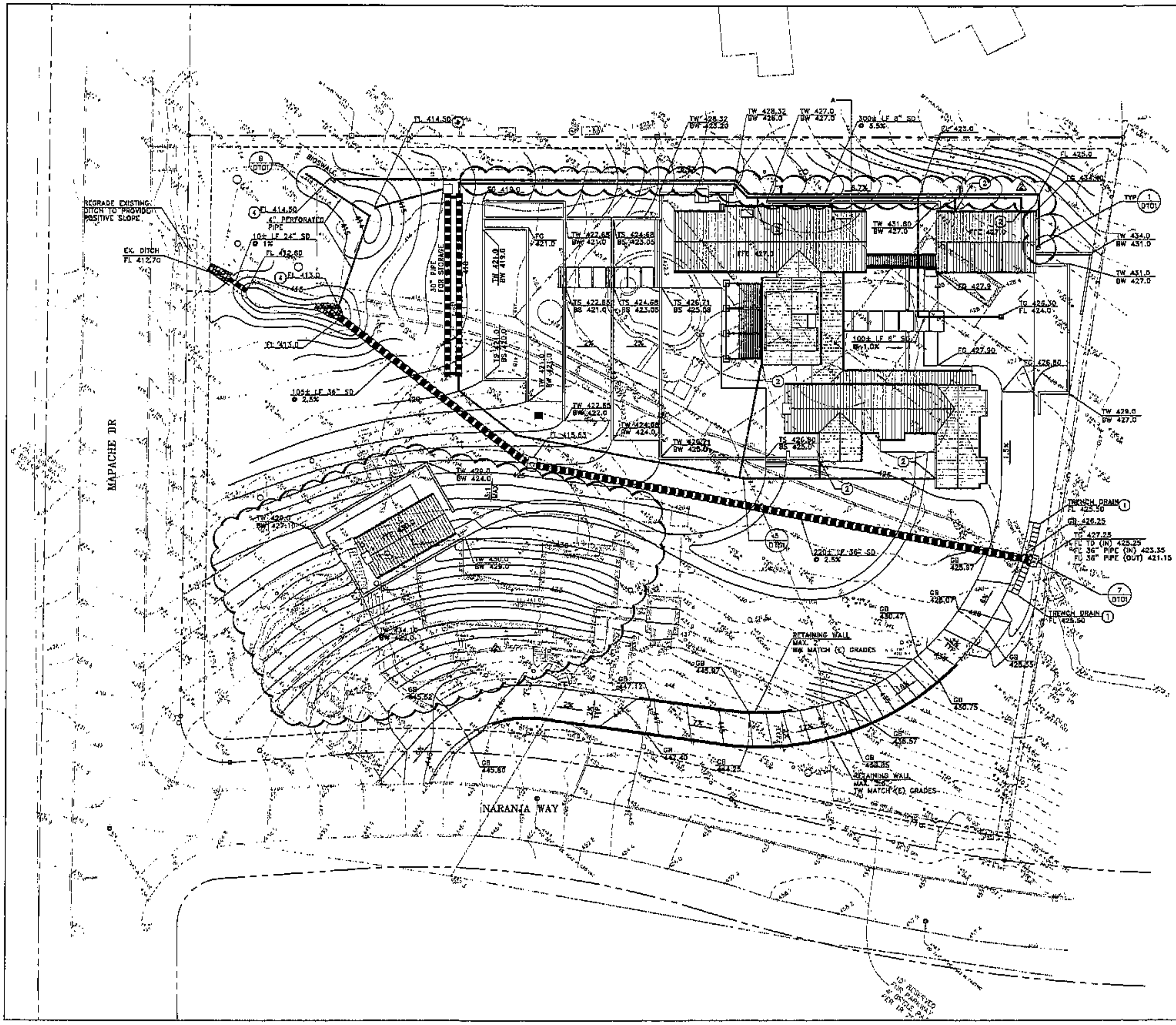


MAFFIA RESIDENCE

5 NARANJA WAY, PORTOLA VALLEY, CA

ARCHITECTURAL & SITE CONTROL COMMISSION AND SITE DEVELOPMENT PERMIT APPLICATION SECOND RESUBMITTAL

OCTOBER 02, 2013



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

- • = CLEANOUT PER DETAIL 5/DT01
- = FLOW DIRECTION
- = GRADE BREAK
- —500— = FG CONTOUR
- = PROPOSED STORM DRAIN LINE
- = ENERGY DISSIPATOR. DISSIPATOR STONES SHALL BE IMPARTED AND BE MIN. 3" DIAMETER STONE TO BE SYAR QUARRY IN NAPA (SUBMIT SAMPLE).
- = CROSS SECTION PER DETAIL 2/DT01

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. = 24" WIDE TRENCH DRAIN
2. = RAIN LEADER PER DETAIL 3 OF SHEET DT01 (REFER TO ARCH. PLANS FOR EXACT LOCATION)
3. = MATCH EXISTING GRADE
4. = "T" END SECTION W/ NDS ATRIUM GRATES
5. = CONNECT TO EXISTING DITCH
6. = OUTFALL STRUCTURE

EARTHWORK VOLUME (* EXCLUDES BUILDING PAD)

CUT = 970 CY
FILL = 1,600 CY
NET = 630 CY (FILL)

DATE	DESCRIPTION
8/?/13	ASCC
9/12/13	ASCC RESUBMITTAL
10/02/13	ASCC 2nd RESUBMITTAL

FREYER & LAURETA, INC.
CIVIL ENGINEERING • SURVEYING • CONSTRUCTION MANAGEMENT
144 North San Mateo Drive • San Mateo, CA 94401
(650)344-9901 • Fax(650)344-9920 • www.freyerlaureta.com

DATE	06/05/13
SCALE	
DESIGNED	HCL
DRAWN	HCL
CHECKED	RJL
PROJ ENGR	HCL

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

SHEET C01 OF 4 SHEETS

JOB NO. 217001

Tree Protection Notes-

All Tree Protection fencing must be 5 foot chain link fencing with metal post driving into the ground every 10 feet. Orange protective fencing is not acceptable. The project arborist should oversee the layout of the tree protection fencing.

All fencing must remain in place for the duration of the construction project. If the fencing needs to be moved then the project arborist should be contacted prior to moving the fence.

No construction or demolition activities may commence until the tree protection fencing has been installed, inspected and approved by the Portola Valley Public Work Inspector.

No construction materials or equipment storage is permitted within the tree protection zones.

**If a protected tree becomes damaged during the construction project, immediately consult the project arborist for an appropriate course of action and inform the Town Hall Planning Department of the incident.

**If any existing tree must be removed for any reason, you must first submit a Tree Removal Permit with an arborist letter to the Town for review prior to removal. Tree removal permits are subject to review by the Planning Manager and/or Conservation Committee.

Tree Protection Fencing Symbol

Tree 64 to be retained and preserved during the construction process. The following measures will be incorporated to prolong the life of this tree.

1) Treatment with Astro insecticide for control of Pine Beetle infestation on an as needed basis.
2) A drip irrigation system will be installed below the dripline of this tree and will provide supplemental irrigation on a weekly basis.
3) The tree will be deep root fertilized with 200 gallons of Green Ball 22-14-14 liquid fertilizer in fall of 2013. An assessment in spring of 2014 will be performed to determine if additional fertilization is necessary.
4) Application of soil ammendments and 3-4 inches of mulch below the dripline to simulate new root growth and retain soil moisture.

Any roots encountered during the excavation for the driveway that are 2 inches in diameter and larger should be cleanly cut with a sharp handsaw and covered with burlap that is kept moist until the roots can be covered again with soil.

Typically wetting the burlap in the morning and at the end of the work day is sufficient.

1 TREE PROTECTION AND REMOVAL PLAN
L1.0 1/16" = 1'-0"

Maffia Residence

Portola Valley, CA

NED PATCHETT CONSULTING
800 Buena Vista Street Moss Beach, CA 94038
Phone 650 728-8308
Fax 650 897-8025
www.nedpatchettconsulting.com

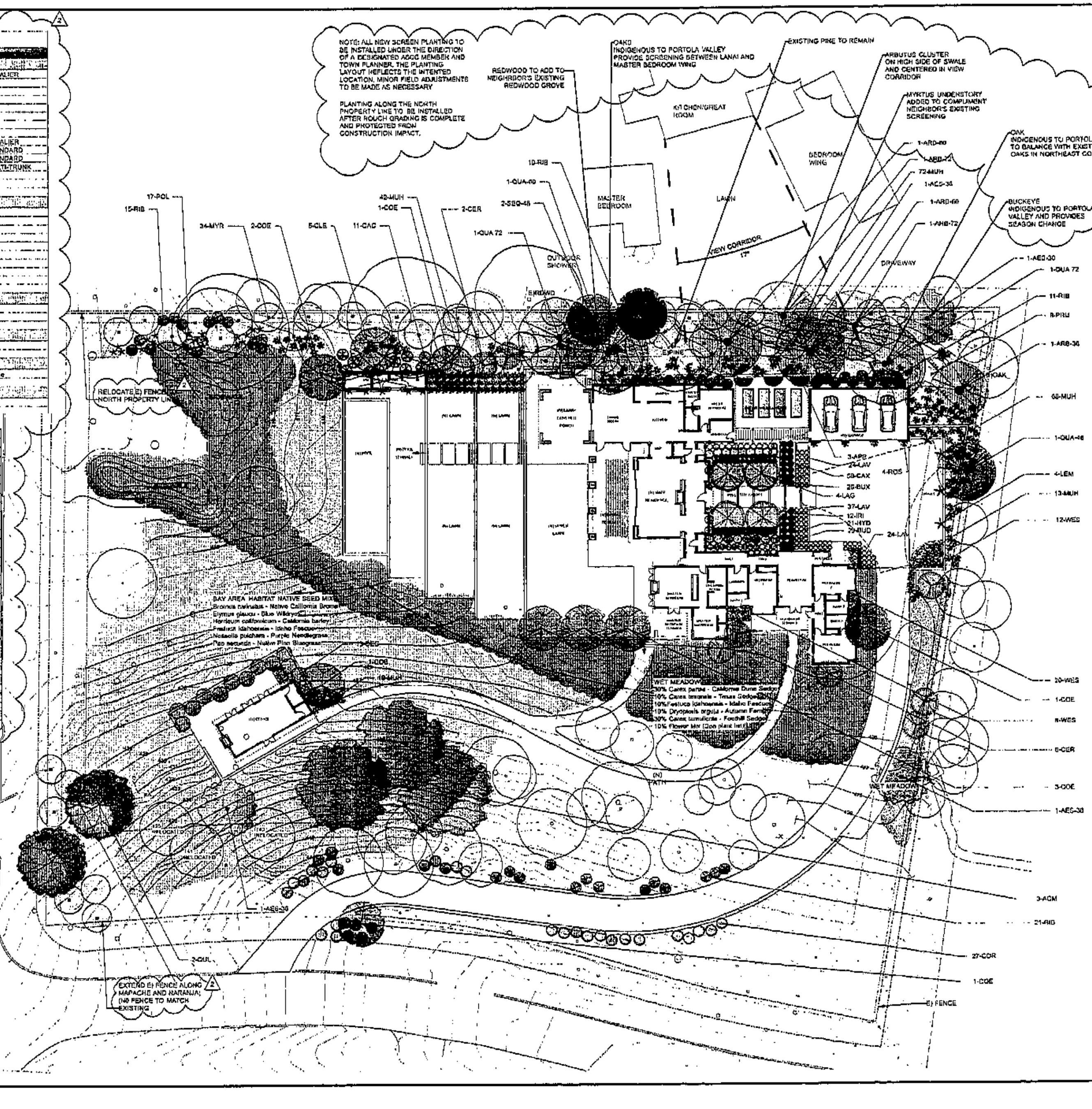
2 ASCC SECOND RESUBMITTAL

Drawn By: Ned Patchett
Date: 10.2.13
Scale: 1/16" = 1'0"
Sheet title: Tree Protection & Removal
Sheet Number: L1.0

Plant List

Qty	Code	Botanical Name	Common Name	Size	Notes
Trees					
3	APP	Apple Espalier	Apple	24" BOX	ESPALIER
5	ACM	Acer macrophyllum	Big Leaf Maple	24" Box	
4	AES-36	Aesculus californica-36	California Buckeye-36	36" Box	
1	QUA-48	Quercus agrifolia 24	Coast Live Oak 24	48" BOX	
1	QUA-60	Quercus agrifolia 60	Coast Live Oak 60	60" BOX	
2	QUA 72	Quercus agrifolia 72	Coast Live Oak 72	72" BOX	
2	SEQ-48	Sequoia sempervirens-48	Coast Redwood	48" Box	
5	COE	Cornus x 'Eddie's White Wonder'	Dogwood	24" Box	
4	LEM	Citrus	Lemon	36" Box	ESPALIER
2	ARB-60	Arbutus x 'Marina' 60	Marina Strawberry Tree 60	60" BOX	STANDARD
2	ARB-72	Arbutus x 'Marina' - 72	Marina Strawberry Tree 72	72" BOX	STANDARD
1	ARB-36	Arbutus x 'Marina' - 36	Marina Strawberry Tree-36	36" BOX	MULTI-TRUNK
4	LAG	Lagerstroemia indica 'Natchez'	Natchez Crapemyrtle	36" Box	
2	QUL	Quercus lobata	Valley Oak	36" Box	
6	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	
13	CEG	Ceanothus griseus horizontalis	Carmel Creeper California Lilac	5 Gal	
20	BUX	Buxus 'Green Velvet'	Green Velvet Boxwood	5 GAL	
8	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	
40	MYR	Myrica californica	Pacific Wax Myrtle	24" Box	
40	WES	Westringia fruticosa	Westringa	5 GAL	
57	RIB	Ribes sanguineum 'White Icicle'	White Icicle Flowering Currant	5 Gal	
Perennials					
12	IRI	Iris douglasiana	Douglas Iris	1 Gal	
17	POL	Polystichum	Fern	1 Gal	
85	LAV	Lavandula stoechas 'Bella White'	French Lavender	1 GAL	
Ornamental Grasses					
214	MUH	Muhlenbergia rigens	Deer Grass	1 Gal	
98	CAX	Carex tumulicola	Sedge	1 Gal	
Vines					
5	CLE	Clematis armandii	Evergreen Clematis	1 Gal	White
4	ROS	Rosa banksiae 'Lutea'	Yellow Lady Banks Rose	1 GAL	
Seeds					
18,332	SF	Bay Area Habitat Native Seed Mix			
12,007	SF	Wet Meadow Mix	Note: Mix to be adjusted as soil conditions change		

Maffia Water Calculations						
Arterra Landscape Architects						
2013.09.11						
Landscape Maximum Applied Water Allowance (MAWA)						
MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]						
					5.5	
ETo (reference evapotranspiration for Portola Valley - Zone 3)					5.5	
LA (landscaped area in sf)					23862	
SLA (special landscaped area)					200	
MAWA =	57160	gallons per year				
Landscape Estimated Total Water Use (ETWU)						
ETWU = (ETo) (0.62) [(PF x HA)/IE + SLA]						
	Description	PF	HA (sf)	IE	SLA	ETWU
Area (see diagram)	Description	PF	HA (sf)	IE	SLA	ETWU
1	Back Hillside	0.4	10852	0.9	0	16447
2	Inner Courtyard	0.5	961	0.9	0	1821
3	Drive Court	0.2	1475	0.9	0	1118
4	Foundation	0.2	37	0.9	0	28
5	Trees	0.5	275	0.9	0	521
6	Driveway Sides	0.3	3698	0.9	0	4203
7	Turf	0.8	5980	0.8	0	22964
8	Office Planting	0.2	578	0.8	0	493
TOTAL			23862			42594
ETWU =	42594	gallons per year				



ARTERRA Landscape Architects
88 Missouri Street San Francisco, CA 94107
T 415.864.3100 F 415.861.3330
www.arterrallp.com
CA License # 3502

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

DATE:	SUBMITTAL
1 12 2013	ASCC RESUBMITTAL
10 02 2013	ASCC SECOND RESUBMITTAL

SCALE: 1"=30'-0"

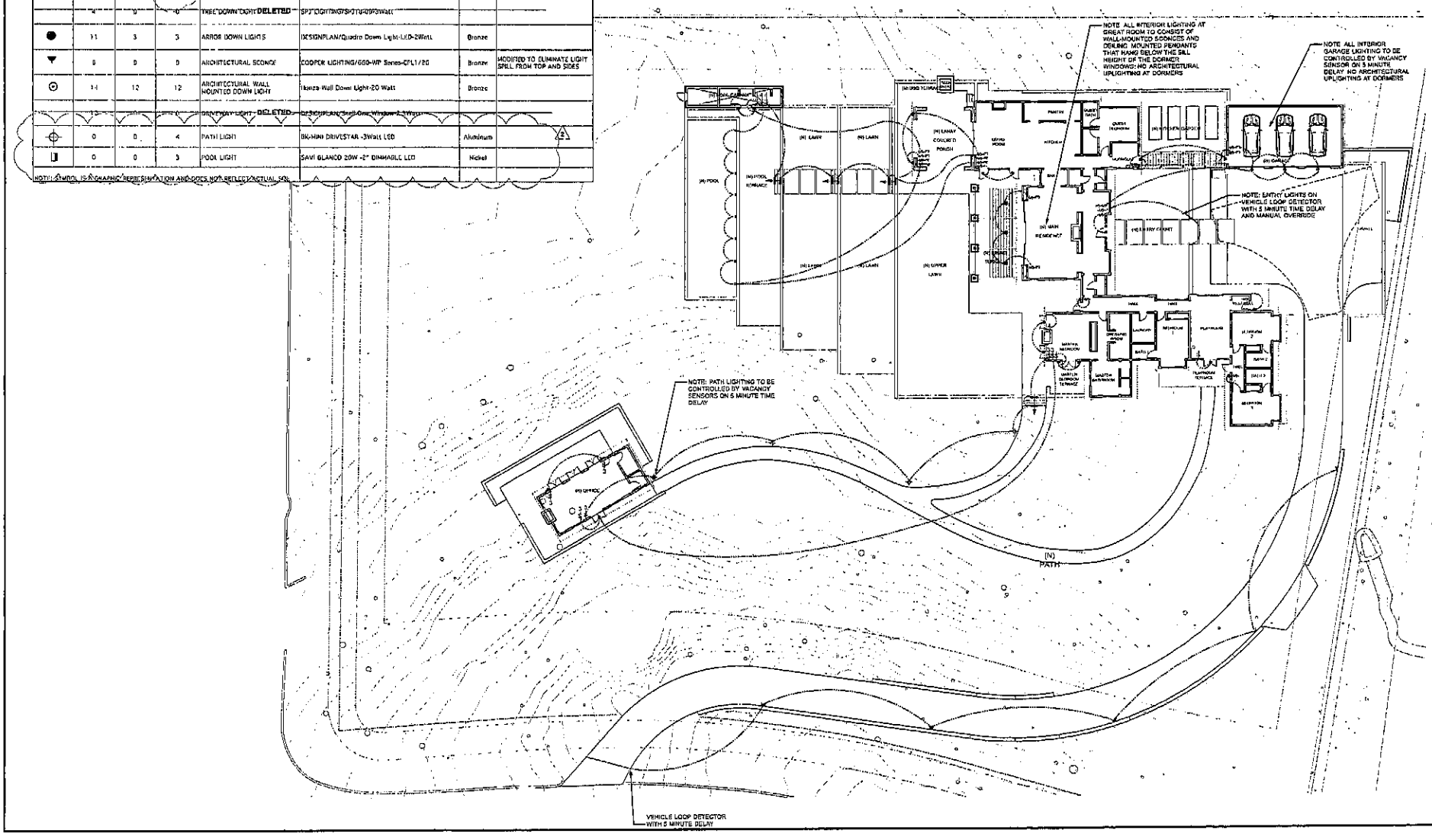
PLANTING PLAN

L3.0

LIGHTING LEGEND

SYMBOL	ASCC SUBMITTAL 6.17.13	QTY ASCC RESUBMITTAL 9.12.13	QTY ASCC SECOND RESUBMITTAL 10.2.13	DESCRIPTION	MANUFACTURER/MODEL	FINISH	
—	16	8	8	STEP LIGHTS	HUNZA-Step Light Louvred Square LED-3Watt	Nickel	
⌣	8	7	7	WALL LIGHTS	DEGA-Recessed Wall with Louvre/2105LED 3.4Watt	Bronze	INSTALLED 12" ABOVE FINISHED GRADE
	4	0	0	KNEE DOWN LIGHT **DELETED**	SPJ LIGHTING/SHOTU-05P3Watt		
●	11	3	3	ARROR DOWN LIGHTS	DESIGNPLAN/Quadro Down Light-LED-2Watt	Bronze	
▼	8	8	8	ARCHITECTURAL SCONCE	COOPER LIGHTING/660-WP Series-CFL1/26	Bronze	MODIFIED TO ELIMINATE LIGHT SPILL FROM TOP AND SIDES
⊙	14	12	12	ARCHITECTURAL WALL MOUNTED DOWN LIGHT	Ikaiza-Wall Down Light-20 Watt	Bronze	
	12	0	0	DRIVEWAY LIGHT **DELETED**	DESIGNPLAN/Swift One Window 3 Watt		
⌖	0	0	4	PATH LIGHT	BK-MINI DRIVESTAR -3Watt LED	Aluminum	4
◨	0	0	3	POOL LIGHT	SAVI BLANCO 20W -2" DIMMABLE LED	Nickel	

NOTE: SYMBOL IS A GRAPHIC REPRESENTATION AND DOES NOT REFLECT ACTUAL SIZE



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CA License # 3882

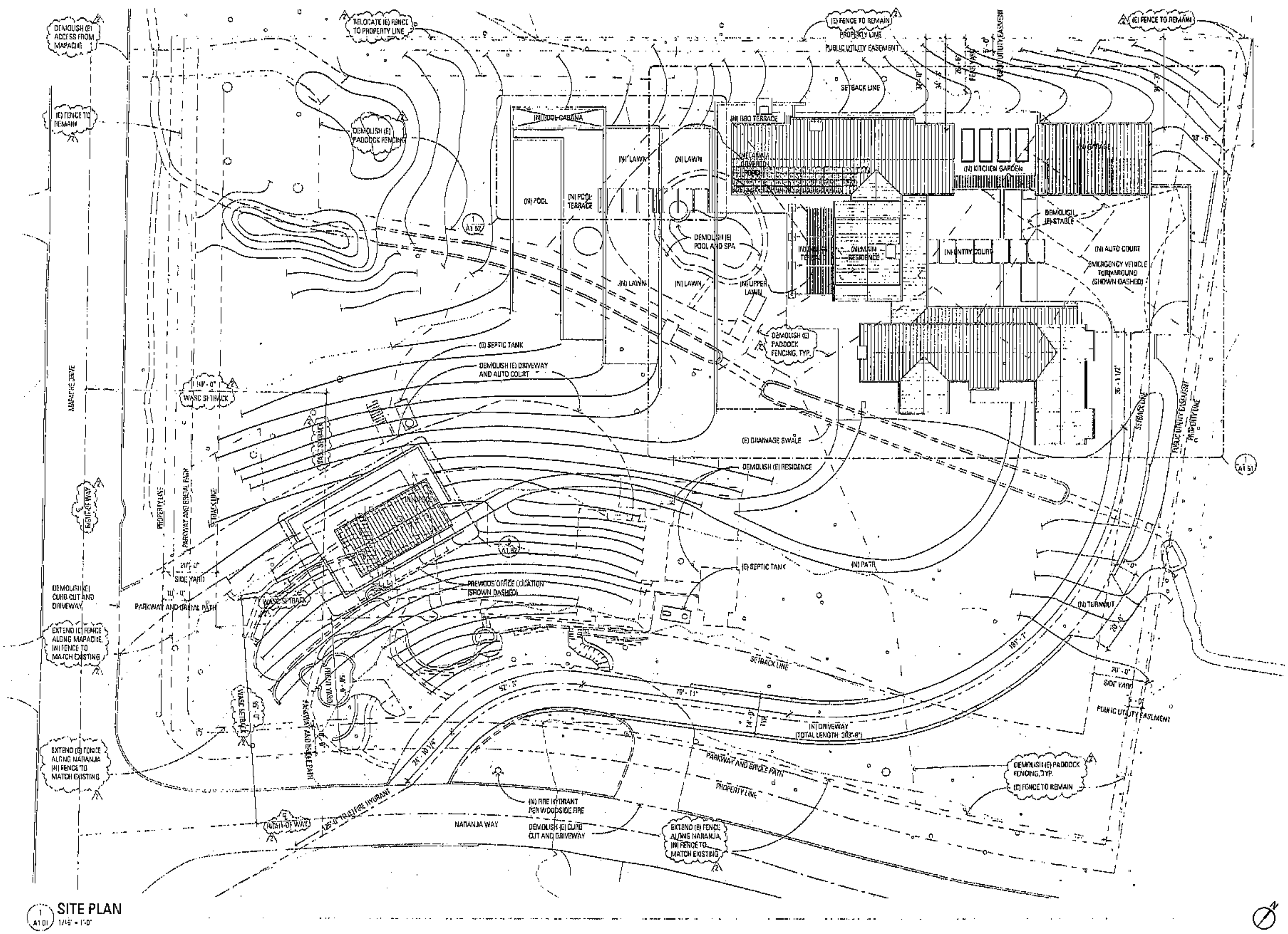
MAFFIA RESIDENCE
5 NARANJA WAY
PORTOLA VALLEY, CALIFORNIA
APN: 077-021-050

	DATE:	SUBMITTAL
	6.17.2013	ASCC APPLICATION
1	9.12.2013	ASCC RESUBMITTAL
2	10.02.2013	ASCC SECOND RESUBMITTAL

SCALE: 1"=10'-0"

EXTERIOR LIGHTING PLAN

L5.0



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

B A R

MAFFIA RESIDENCE
PORTOLA VALLEY, CA

DRAWN BY JBP
CHECKED BY BB
PROJECT NO 1302

DATE	ISSUE
01.17.13	ASDC APPLICATION
01.17.13	ASDC RESUBMITTAL
10.02.13	ASDC SECOND RESUBMITTAL

SITE PLAN

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

A1.01

Jeremy Butler-Pinkham <JBPINKHAM@bararch.com>

October 3, 2013 3:45 PM

To: 'Tom Vlasic' <vlasic@spangleassociates.com>
Cc: 'Carol Borck' <cborck@portolavalley.net>, Karen Kristiansson <KKristiansson@portolavalley.net>, "Maffia, Mike" <mmaffia@ccareynkf.com>
5 Naranja Way - ASCC Second Resubmittal

10 Attachments, 5.2 MB

Hello Tom,

In response to the comments from the ASCC members at our meeting on September 23, 2013 we have made some additional revisions to the project and have sent a partial set of supplemental drawings to Carol Borck earlier today for consideration by the ASCC and Planning Commission. The drawings should have arrived at the planning department earlier this morning. Our responses to the conditional approval items from the ASCC are outlined below.

1) Arterra Landscape Architects has addressed the comments regarding the large Monterey Pine (tree #64) as reflected in the revised planting plan L3.0. In addition, Ned Patchett, the project arborist, has proposed the attached maintenance program for tree #64. Ned Patchett has also provided a maintenance program for the coast live oak mentioned at the site meeting (Tree #59) as well as the other live oaks along the western end of the north property line (attached). Other comments and concerns of the ASCC related to the proposed landscape plan as well as recommendations from Tom Klope regarding screening and views between and from the adjacent property at 170 Mapache Drive have been addressed and incorporated into the revised planting plan. Please see attached letter from Arterra Landscape Architects describing the overall planting strategy.

2) The planting along the north property line will be installed upon completion of rough grading. Once installed, the new planting will be protected and maintained throughout the duration of construction. A project development and planting schedule will be provided once a contractor has been selected and the construction schedule and staging plan have been established.

3) The north side screen planting will be installed per the revised landscape plan by Arterra Landscape Architects with oversight from Arterra Landscape Archtects along with a designated ASCC member and the town planner. The garage and north side house locations and ridge line elevations will be sufficiently mocked up to ensure that the new trees and plantings are field adjusted to properly screen the sensitive view relationships between the adjacent properties. The great room ridge line and dormer windows on the east side of the great room will also be sufficiently mocked up, so that these can also be considered during the placement of the new screen planting.

4) The existing fencing along the west end of the north property line will be relocated to the north property line as indicated on the revised site plan A1.01. The existing fencing along Mapache and Naranja will also be extended to enclose the entire property as indicated on the revised site plan A1.01. All new fencing will match the style and character of the existing fence which consists of vertical wood posts spaced roughly 8 feet on center connected by 3 horizontal wood rails with wire deer fencing in between.

5) A detailed construction staging and vegetation protection plan will be provided once a contractor has been selected.

6) Arterra Landscape Architects has addressed the comments and concerns from the ASCC and town planner regarding the landscape lighting and lighting control as reflected in the revised lighting plan L5.0. The landscape lighting strategy is further described in the attached letter from Arterra Landscape Architects.

The WASC conditions of approval have also been met:

1) Curb cuts along Mapache Drive have been will be eliminated upon completion of the project as indicated on the revised site plan A1.01 and no new access from Mapache Drive is being proposed.

2) A detailed construction staging plan and project schedule will be provided once a contractor has been selected as indicated in item 2 and 5 above. The staging plan will ensure that all construction staging, parking and storage is contained within the boundaries of the property.

3) The office structure in the previously proposed location complies with the WASC setbacks as indicated on the revised site plan A1.01 dated 10/2/13. As clarified by Rusty Day of the WASC by email on 10/2/13, the required WASC setbacks are 50 feet from any public right-of-way which includes both the road right-of-way as well as the 10 foot wide parkway and bridal path easement along Mapache Drive and Naranja Way. The setback requirements therefore consist of 90 feet from the centerline of the Mapache right-of-way and 85 feet from the Naranja right-of-way. As indicated on A1.01, the office structure is located well outside of these required setbacks.

   Note: Due to a last minute clarification regarding the specific WASC setback requirements that was received after the drawings had been revised, the office was prematurely shifted to the northeast and is shown incorrectly in the landscape and civil drawings. The architectural site plan A1.01 dated 10/2/13 shows the intended location which is compliant with the confirmed setback requirements. The planting plan, lighting plan, grading plan and earthwork calculations were not significantly impacted by this change. Please refer to A1.01 for the correct office location.

In addition, as requested by the ASCC, a narrative describing the proposed drainage solution from Freyer & Laureta, the project civil engineer, is also attached.

Please let me know if there are additional questions or clarifications.

Thanks,
Jeremy

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

BAR

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

Jeremy Butler-Pinkham <JBPINKHAM@bararch.com>
To: 'Tom Vlasic' <vlasic@spangleassociates.com>
5 Naranja Way - Fencing

October 8, 2013 11:43 AM

5 Attachments, 2 MB

Hi Tom,

Regarding your voicemail: Yes, the new fencing is intended to be an extension of the existing fence that is already in place. It will be of the same design, character and proportions of the existing fence (see attached image). I have not confirmed the height of the existing fence, but I believe it is under 4 feet tall. Either way, the new fence will not exceed 4 feet in height.

Thanks,
Jeremy

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

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ARTERRA

LANDSCAPE ARCHITECTS

Landscape Architectural Narrative for Second Resubmittal

The Maffia Residence

5 Naranja Way, Portola Valley CA

October 3, 2013

Mr. Tom Vlasic
Town Planner
Portola Valley, CA

Dear Tom,

As a supplement to our revised landscape and lighting plan plans we have prepared the below narrative that specifically addresses Tom Klope's and the ASCC's comments and concerns. We are confident that the revised plans provide adequate screening while preserving the horizon views and night sky. The plan also maintains a natural landscape that will blend with the existing Westridge indigenous landscape.

With respect to tree #64, we have received conflicting opinions as to whether this tree should be removed. During our initial site meeting with the ASCC the consensus was to remove the tree. This decision was also supported by the conservation committee. After our second meeting and response to neighbors' concerns, the ASCC insisted that we not remove the tree. While the staff report suggest that this tree would survive for 5-10 years, our arborist has indicated that the timeline is approximately 2-3 years. As of now, we don't have an arborist report that would support the 5-10 year life expectancy. As depicted in the attached images, it is clear that this tree has been greatly infected by the bark beetle. The attached images show pitch tubes, boring dust, and pitch (resin). For description of beetle infestation, see Arborist Report.

While we acknowledge the short-term advantages of the screening provided by the existing pine, we would continue to advocate that we remove tree #64 and replace it with a 72" box Coast Live Oak. We believe this is the more prudent long-term approach, as this tree will ultimately need to be removed. Planting a Coast Live Oak now would provide a more mature tree sooner, rather than having to wait and replant upon the demise of tree #64. Removing the infected pine now would also mitigate the hazards of tree #64, which include fire risk, as well as the threat of branches falling and damaging the to-be-built structure and/or the existing

neighboring structure. Moreover, future removal of the pine would likely damage some of the newly proposed understory planting, potentially compromising the screening.

Notwithstanding the above and in the spirit of seeking approval of our planting plan, we are submitting a revised planting plan that preserves tree #64. If the ASCC approves our landscape plan conditioned on keeping tree #64, then we will begin treating the tree outlined in the attached Tree Maintenance Plan provide by Ned Patchet. Alternatively, if the ASCC approves the removal of tree #64, it will be replaced with a 72" Coast Live Oak after rough grading is complete. And, if tree # 64 dies during construction, it will be replaced with a 72" Coast Live Oak.

In response to Tom Klope's and the ASCC's recommendations we have removed from the previous planting plan a total of 8 Coast Live Oaks from the North and East property boundaries. We removed 3 Coast Live Oaks from the North property line and introduced four (4) Arbutus marina. The Arbutus marina were placed in the neighbors view corridor as requested by Thomas Klope. While the Arbutus marina is not native, they are similar to the native Madrone species. We have selected trees of various heights and sizes to create a more natural screen. We have also confirmed that with the appropriate irrigation and drainage, the Botryosphaeria fungus can be mitigated. The revised plan also includes two (2) California Buckeye trees to provide seasonal change and also to emulate the indigenous landscape of the Westridge area. In addition, we are adding to the neighbor's existing plants to fill in the understory level screen with Pacific Wax Myrtle and Prunus Illicifolia.

Also, per Tom Klope's recommendation, we have included two (2) additional Redwoods that are placed next to the existing Redwoods on the Holland-Yate's property. This would again soften the distinction of the landscape between the two properties in an informal natural manner. On the North property line we have retained three (3) Coast Live Oaks from the previous plan. Two (2) of the Coast Live Oaks are placed below the existing Redwoods and will provide excellent screening to the lanai area. The third (3rd) Coast Live Oak was strategically positioned outside the neighbor's view corridor, and placed close to the garage (nearly 23' off the property line) as to not impact the garden. The inclusion of this tree is critical to landscape theme as it breaks-up the massing of the of the Arbutus marina trees and creates a more natural transition to the existing Coast Live Oaks that are on the corners of the Wells and Holland Yates parcels. This Coast Live Oak also helps to integrate the new planting with the existing oaks that surround the property. Additional Pacific Wax Myrtles were also added in with Arbutus marinas for lower screening.

On the Eastern property line we removed five (5) Coast Live Oaks form the previous plan to avoid interrupting the feeling of the pasture extending into the Wells property.

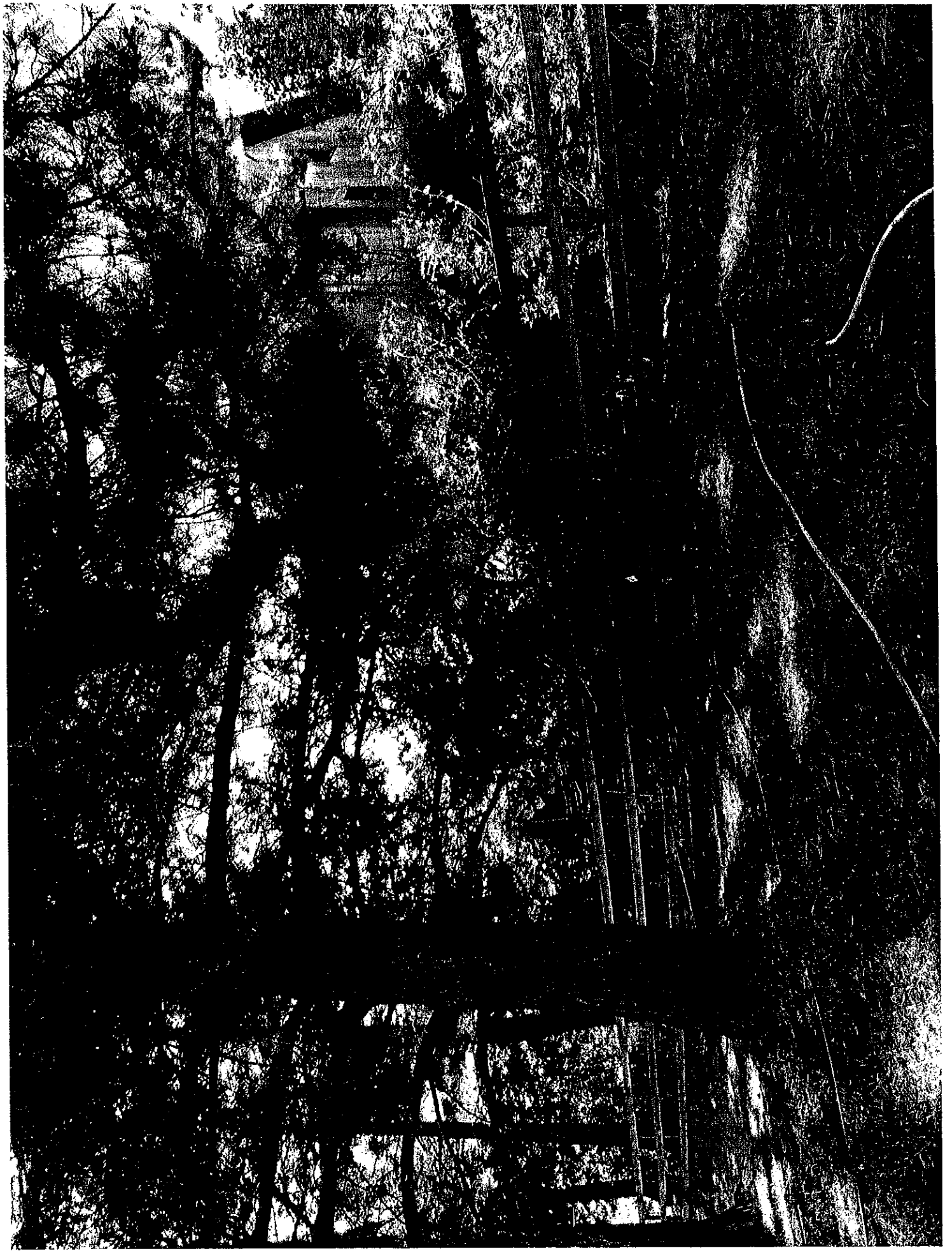
The lighting plan has been updated to show switching, pool lights and additional safety lights along the paths and driveway. In order to avoid create an overall soft glow in the pool, a very small, under 2" diameter, light was selected and placed every 8' per pool contractor's recommendation. Path lights were added from the dining terrace steps to the office. The BK light that was selected is 3 watts and will spread light just across the path to provide enough light to find your way to and from the office in the dark. These path lights with be controlled by vacancy sensors on a 5-minute delay. Because the upper portion of the driveway is shrouded in tree canopy, lights have been added into the walls along the driveway. These are to be set low, 12" above finished grade to cast just enough light onto the driveway for way-finding when

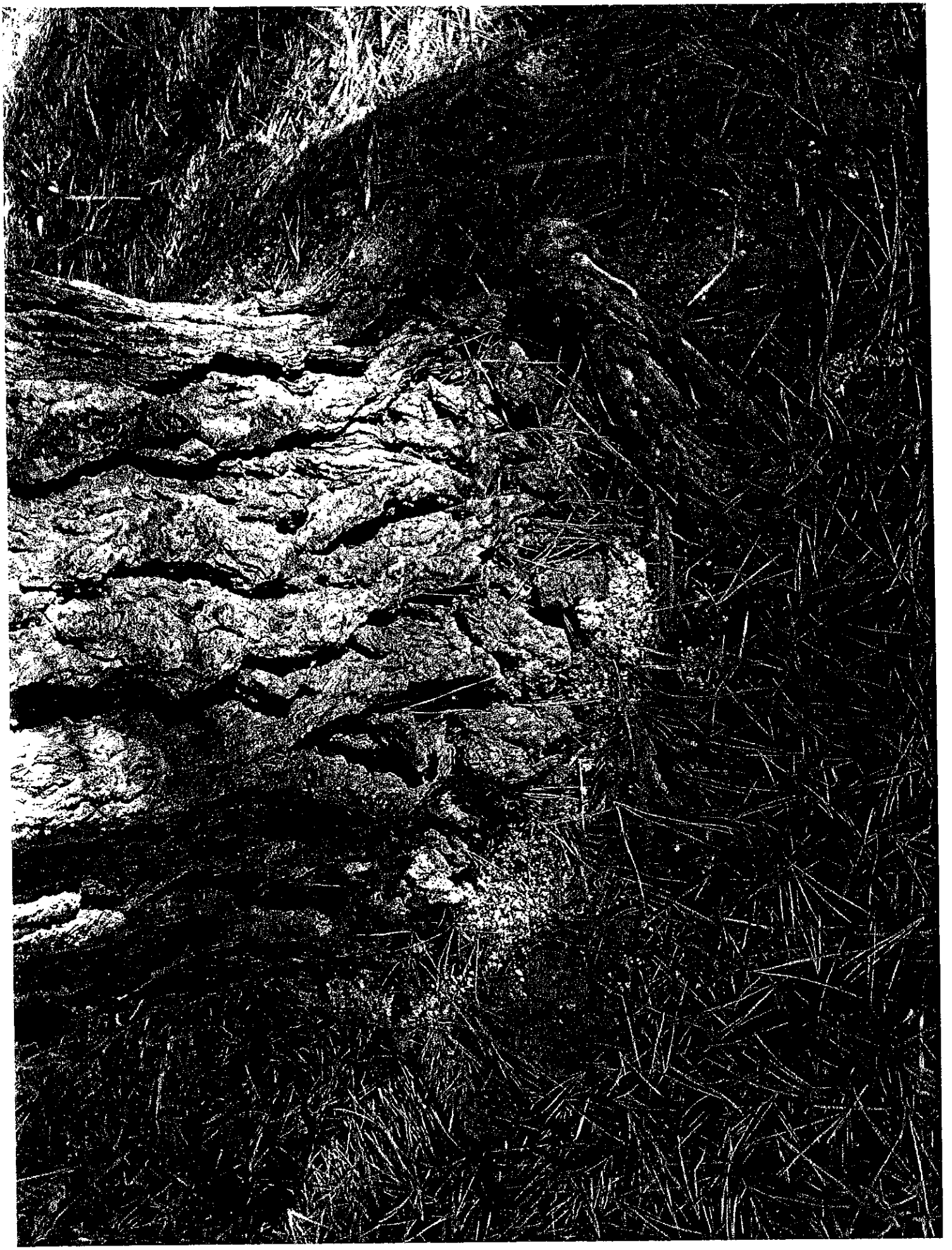
walking or on a bicycle. The upper portion of the driveway is tucked behind the tree canopy of neighboring properties and will not affect any off site views. These driveway wall lights will be on a vehicle loop detector with a 5-minute delay.

The overall planting and lighting approach and the recent modifications create a natural transition between 5 Naranja and the adjacent properties, while at the same time creating appropriate screening for privacy and safe passage for the residents and their guests.

Respectfully submitted,

Katherine B. Stickley
Partner, ASLA, CGBP





NED PATCHETT CONSULTING

Arboricultural Consultant
Certified Arborist WE-4597A
www.nedpatchettconsulting.com

Proposal and Contract

Mike Maffia
5 Naranja Way
Portola Valley, CA 94028

Date: September 25, 2013

Dear: Mike

The following is a proposal to provide arborist services for your project located at 5 Naranja Way in Portola Valley, CA.

I propose to furnish all materials and labor necessary to perform the following work and complete the project in a substantial and workman like manner. Please sign the **Proposal and Contract** and attached **Arborist Disclosure Statement** and return it to me by fax, e-mail or mail, as I require a signed contract prior to scheduling your work.

Scope of Work

1. Treatment of (1) Monterey pine tree with Astro insecticide for pine beetle control. **Cost: $200**

2. Installation of a battery powered irrigation valve and drip irrigation system below the dripline of (1) Monterey pine tree. I will need a functioning hose bib for this system to work and I am not sure on the exact location of a hose bib relative to the tree. Depending on the distance it may affect the price. The drip system that we install will be sufficient to connect to the future irrigation clock. **Cost: $450-550**

3. Application of 3-4 inches of mulch below the dripline on (1) Monterey pine tree. I will also apply Azomite Soil Sweetener and Root Growth Enhancer below the layer of mulch to stimulate beneficial microbes and bacteria. **Cost: $380**

4. Deep root fertilization with 200 gallons of Green Belt 22-14-14 fertilizers. This work should be performed in fall and again in spring. **Cost per treatment: $300**

NED PATCHETT CONSULTING

Arboricultural Consultant
Certified Arborist WE-4597A
www.nedpatchettconsulting.com

Terms

Any additions, alterations or deviations from the above Scope of Work will become an extra charge over the costs mentioned in this contract. Authorized services outside of the Scope of Work will be billed separately on a time and materials basis.

I require a signed contract in order to schedule work and payment in full upon completion of the project unless otherwise stated in the proposal.

Respectfully Submitted,

Ned Patchett

You are authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which I agree to pay the amount in said proposal, and according to the terms thereof, I have read the conditions of proposal and contract and agree to same. This proposal is valid for 7 days only.

ACCEPTED SIGNATURE

_____, **Please Print Name**

_____

Date_____, 2013

830 Buena Vista Street in Moss Beach, CA 94038
Office: 650.728.8308 Fax: 650.897.8025
Contractor License # 892928
ned@arboristconsultant.com

NED PATCHETT CONSULTING

Arboricultural Consultant
Certified Arborist WE-4597A
www.nedpatchettconsulting.com

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.

Please sign and date that you have read the Arborist Disclosure Statement.

_____

830 Buena Vista Street in Moss Beach, CA 94038
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ned@arboristconsultant.com

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Arboricultural Consultant
Certified Arborist WE-4597A
www.nedpatchettconsulting.com

Proposal and Contract

Mike Maffia
5 Naranja Way
Portola Valley, CA 94028

Date: October 3, 2013

Dear: Mike

The following is a proposal to provide arborist services for your project located at 5 Naranja Way in Portola Valley, CA.

I propose to furnish all materials and labor necessary to perform the following work and complete the project in a substantial and workman like manner. Please sign the **Proposal and Contract** and attached **Arborist Disclosure Statement** and return it to me by fax, e-mail or mail, as I require a signed contract prior to scheduling your work.

Scope of Work

1. Treatment of (1) coast live oak tree (Tree 59) with Cleary 3336 for control of **Cryptocline cinerascens** and other twig blight pathogens in fall of 2013. **Cost: $400**

2. Removal of dead and infected branches 2 inches in diameter and larger on Tree 59. **Cost: $500**

3. Treatment of (6) coast live oak trees along property line between Maffia and Yates property with Agri-fos and Pentra-bark to reduce the chances of SOD infection. **Cost: $300**

Terms

Any additions, alterations or deviations from the above Scope of Work will become an extra charge over the costs mentioned in this contract. Authorized services outside of the Scope of Work will be billed separately on a time and materials basis.

NED PATCHETT CONSULTING

Arboricultural Consultant
Certified Arborist WE-4597A
www.nedpatchettconsulting.com

I require a signed contract in order to schedule work and payment in full upon completion of the project unless otherwise stated in the proposal.

Respectfully Submitted,

Ned Patchett

You are authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which I agree to pay the amount in said proposal, and according to the terms thereof, I have read the conditions of proposal and contract and agree to same. This proposal is valid for 7 days only.

ACCEPTED SIGNATURE

_____, **Please Print Name**

Date_____, 2013

830 Buena Vista Street in Moss Beach, CA 94038
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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.

Please sign and date that you have read the Arborist Disclosure Statement.

_____

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FREYER LAURETA, INC. CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS

Below is a narrative explaining the proposed stormwater management for the Maffia Residence project site located at 5 Naranja Way, Portola Valley, CA:

The project site is situated in a natural valley and is at the receiving end of offsite stormwater runoff generated from a watershed area (about 41.8 acres) extending from East of Mapache Drive to West of Westridge Drive/Paloma Road. The offsite stormwater runoff is conveyed through the project site via an existing rock-lined ditch that connects to an existing storm drain system along Mapache Drive. Ultimately, the drainage crosses under Mapache Drive via a storm drain pipe and eventually empties into Corte Madera Creek (See Exhibit I).

According to the preliminary drainage analysis that we have completed as well as comments from various neighbors during ASCC meetings, the northwest corner of the project site as well as downstream properties have issues with flooding during the rainy season. The preliminary drainage analysis indicates that the existing rock-lined drainage ditch through the subject property does not have the capacity to convey offsite stormwater runoff across the northwest corner of the site to the existing culvert along Mapache Drive which often results in sheet flow over Mapache Drive.

The frequent drainage problem in this area has become a concern for the greater community and as recommended by the Westridge Architectural Supervising Committee, it is necessary for the Town of Portola Valley to get involved in order to resolve this community-wide problem. It was suggested that the Town perform overall drainage studies for the watershed area mentioned above. The 5 Naranja Way project cannot totally resolve the community-wide drainage problem; however the proposed drainage solution has been designed in accordance with the Town of Portola Valley drainage guidelines and has been reviewed by the Town Engineer. The drainage solution for this project will insure that the stormwater flow discharging from the subject property into the existing drainage system along Mapache Drive is not increased and, if possible, will improve upon the existing conditions. The project drainage analysis and design has been evaluated in two areas:

Offsite Stormwater:

The existing rock-lined ditch, which currently conveys offsite stormwater runoff through the property, will be replaced by a new corrugated storm drain pipe to accommodate the proposed new single family home development. The offsite stormwater runoff will now be carried through the property via a 36" diameter corrugated metal storm drain pipe which daylights into a new bioswale at the northwest corner of the site. The bioswale will consist of shrubs and drain rocks that will absorb stormwater energy while also retaining and percolating excess stormwater before it is discharged into the existing ditch along Mapache Drive.

The proposed 36" storm drain pipe and bioswale will reduce or maintain the travel time as the existing rock-lined ditch. Furthermore, the bioswale will provide the same ponding condition as the existing drainage system. This additional storage from the bioswale will restrict additional flow draining to existing ditch along Mapache Drive which prevents more flooding downstream. Overall, the design will provide a well-defined drainage channel that will maintain the same travel time as existing ditch. Offsite drainage calculations have also been provided as part of this report (See attached Exhibit II).

Onsite Stormwater:

The new single family home development will generate additional stormwater runoff from the proposed impervious surfaces such as the driveway, autocourt hardscape and roofs. According to the Town of Portola Valley drainage guidelines, excess stormwater runoff generated within the property is required to be managed on site.

This proposed project intends to use an underground detention system to manage the additional stormwater runoff noted above. A stormwater detention vault is an underground structure designed to manage and store excess stormwater runoff on a developed site. Due to the sloping topography of the project site as well as the low impact development guidelines set forth by the Town of Portola Valley, building a surface facility such as a detention basin was not an appropriate solution. Due to the site constraints and a property that is already prone to flooding during

the rainy season, it was determined that the best way to manage excess stormwater was to design a system that could detain excess stormwater in a vault or similar underground storage system and limit increased stormwater flow to an area already prone to flooding.

The proposed stormwater detention vault allows for large flows of stormwater typical of a 100-year storm event to enter the vault, but limits the outflow to a pre-existing flow or less typical of a 10-year (average) storm event. This is achieved by providing a large intake opening with a much smaller outfall opening at the lowest point of the structure. Storage vaults can be constructed from a variety of materials including corrugated metal pipe, steel, and plastic as well as pre-cast or poured in place concrete (See attached Exhibit III). Onsite detention calculations have also been provided as part of this report.

The proposed stormwater management plan will capture and store any additional onsite stormwater generated by new impervious surfaces for a finite period of a time and release it at a decreased flow rate (aka. metering) through a landscaped drainage swale where it can be further slowed and absorbed before ultimately being conveyed to the existing ditch along Mapache Drive. The proposed measures to improve the existing way in which stormwater is conveyed through the site as well as the introduction of a new stormwater detention system will ensure that the proposed development will not introduce additional stormwater runoff to Mapache Drive during a rain event and will likely improve upon the existing condition.

Sincerely,
FREYER & LAURETA, INC.

i) Offsite Drainage:

The project is replacing the existing drainage channel at the site to a underground storm drain pipe. Calculations will be shown to prove the stormdrain pipe is adequately sized.

Offsite Peak Flow Calculation:

Time of Concentration, t_c

Kerby-Kirpich Method

$t_c = t_{ov} + t_{ch}$ Where: t_{ov} = Overland Flow Time

t_{ch} = Channel Flow Time

The Kerby Method (Overland Flow)

$t_{ov} = K(L * N)^{0.467} * S^{-0.235}$ Where: K = Units Conversion Coefficient (K = 0.828)

L = The Overland Flow Length in Feet

N = Dimensionless Retardance Coefficient

N = 0.02 (Pavement)

N = 0.40 (Pasture, average grass)

S = Dimensionless Slope of Terrain Conveying the Overland Flow

Overland Flow (Grass)

$t_{ov} = K(L * N)^{0.467} * S^{-0.235}$

Where: K = 0.828 S = (Highest Elevation - Lowest Elevation)/L

L = 460 feet S = (552 - 536)/460

N = 0.40 S = 0.035

$t_{ov} = 0.828(460 * 0.40)^{0.467} * 0.035^{-0.235}$

$t_{ov} =$ 21 minutes

Overland Flow (Pavement)

$t_{ov} = K(L * N)^{0.467} * S^{-0.235}$

Where: K = 0.828 S = (Highest Elevation - Lowest Elevation)/L

L = 850 feet S = (536 - 485)/850

N = 0.02 S = 0.06

$t_{ov} = 0.828(850 * 0.02)^{0.467} * 0.06^{-0.235}$

$t_{ov} =$ 6 minutes

The Kirpich Method (Channel Flow)

$t_{ch} = K(L)^{0.770} * S^{-0.385}$ Where: K = Units Conversion Coefficient (K = 0.0078)

L = The Channel Flow Length in Feet

S = Dimensionless Main Channel Slope

Channel Flow

$t_{ch} = K(L)^{0.770} * S^{-0.385}$

Where: K = 0.0078 S = (Highest Elevation - Lowest Elevation)/L

L = 1,260 feet S = (485 - 413)/1260

S = 0.057

$t_{ch} = 0.0078(1,260)^{0.770} * 0.057^{-0.385}$

$t_{ch} =$ 6 minutes

Total $t_c =$ 33 minutes

Weighted Existing Runoff Coefficient:

Surface	Runoff Coefficient, C	Area, SF
Driveway, Deck and Roof	0.9	262,000
Pervious Surface	0.35	1,558,800
Total		1,820,800

$$\text{Weighted C} = \frac{(0.9 \times 262{,}000) + (0.35 \times 1{,}558{,}800)}{1{,}820{,}800}$$

$$= \boxed{0.43}$$

Area	Runoff Coefficient C	Intensity - 100 Year * I (in/hr)	Total Area A (acre)	Flow Rate Q (cfs)
Offsite	0.43	2.35	41.8	42.2

* Precipitation frequency per NOAA Atlas 14, Volume 6, Version 2
* Time of Concentration @ 30 minutes

Existing Open Channel Capacity Analysis:

$Q = VA$

$$Q = \frac{1.49 \times r^{2/3} \times S^{1/2} \times A}{n}$$

Where: n = Mannings Roughness Coefficient
S = Slope
A_{flow} = Flow Area
W_{top} = Channel Top Width
W_{bottom} = Channel Bottom Width
P_w = Wetter Perimeter
Q = Flow
V = Velocity

Existing Upper Section Open Channel:

S =	3.00%
n =	0.035
Q =	42.2 cfs
W_{top} =	6 ft
W_{bottom} =	4.5 ft
Channel Depth =	3.3 ft
Flow Depth =	1.31 ft
A_{flow} =	6.29 SF
P_w =	7.19 ft
V =	6.74 ft/s

Proposed Storm Drain Capacity Analysis:

Proposed 36" Circular Pipe

$Q = VA$

$$Q = \frac{1.49 \times r^{2/3} \times S^{1/2} \times A}{n}$$

Slope, S =	1.10%
n =	0.022
Q =	42.2 cfs
Flow Depth =	2.51 ft
A_{flow} =	6.32 SF
P_w =	6.93 ft
V =	6.68 ft/s

Landscape Swale Open Channel:

S =	0.50%
n =	0.035
Q =	42.2 cfs
W_{top} =	15 ft
W_{bottom} =	3 ft
Channel Depth =	2 ft
Flow Depth =	1.91 ft
A_{flow} =	13.02 SF
P_w =	11.54 ft
V =	3.26 ft/s

Maffia Residence Project
5 Naranja Way, Portola Valley, CA
8-Oct-13

Preliminary Onsite Detention Calculation

Existing Onsite Flow Calculation:
10-Year, 10 min time of concentration

Weighted Existing Runoff Coefficient:

Surface	Runoff Coefficient, C	Area, SF
Driveway, Deck and Roof	0.9	13,000
Pervious Surface	0.35	96,422
Total		109,422

$$\text{Weighted C} = \frac{(0.9 \times 13{,}000) + (0.35 \times 96{,}422)}{109{,}422}$$

$$= 0.42$$

Existing Flow:

Area	Runoff Coefficient C	Intensity - 10 Year * I (in/hr)	Total Area A (SF)	Total Area A (acre)	Flow Rate Q (cfs)
Existing Onsite Condition	0.42	2.77	109,422	2.51	2.92

* Precipitation frequency per NOAA Atlas 14, Volume 6, Version 2

Proposed Onsite Flow Calculation:
100-Year, 10 min time of concentration

Weighted Proposed Runoff Coefficient:

Surface	Runoff Coefficient, C	Area, SF
Driveway, Deck and Roof	0.9	21,000
Pervious Surface	0.35	88,422
Total		109,422

$$\text{Weighted C} = \frac{(0.9 \times 21{,}000) + (0.35 \times 88{,}422)}{109{,}422}$$

$$= 0.46$$

Proposed Flow:

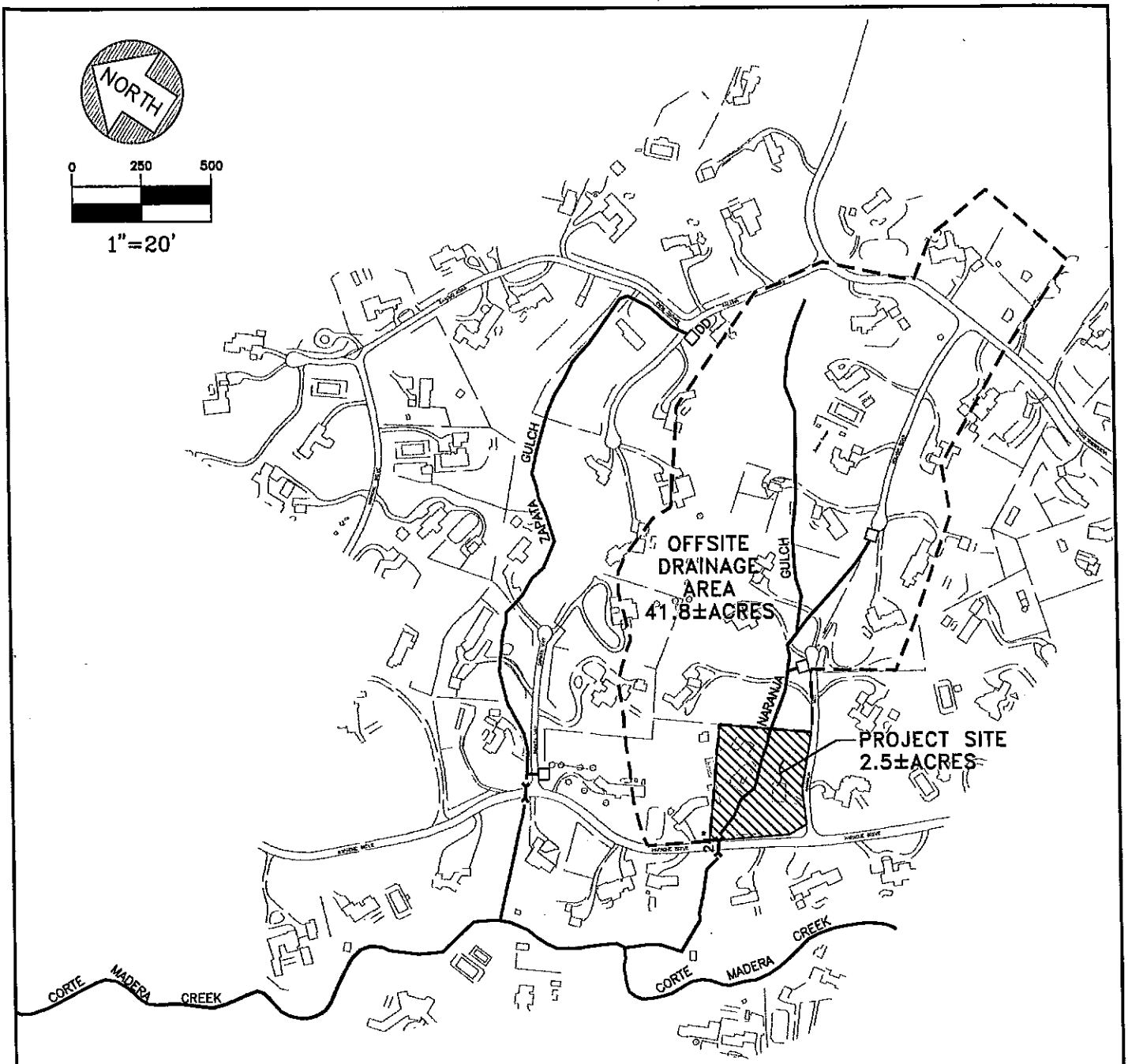
Area	Runoff Coefficient C	Intensity - 100 Year * I (in/hr)	Total Area A (SF)	Total Area A (acre)	Flow Rate Q (cfs)
Proposed Onsite Condition	0.46	4.18	109,422	2.51	4.83

* Precipitation frequency per NOAA Atlas 14, Volume 6, Version 2

Modified Rational Method (MRM) Maximum Storage Volume Calculations

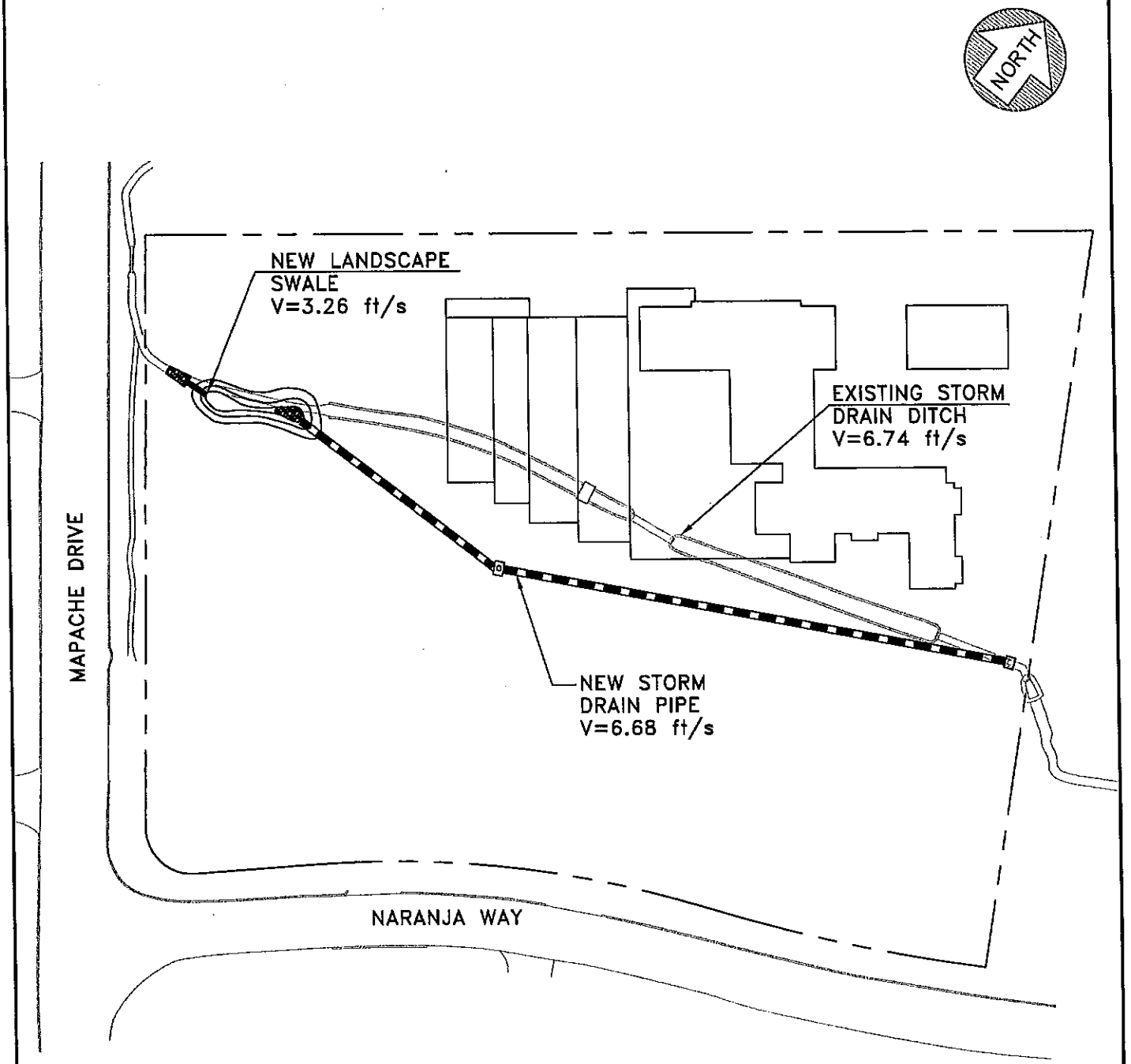
Time of Concentration		Runoff Coefficient	Intensity - 100 Year	Area	Peak Flow	Volume of Runoff	Release Flow, 10-Year	Release Flow Volume	Required Storage Volume
Tc		C	I (in/hr)	A (acre)	Q (cfs)	V (ft^3)	Q (cfs)	V (ft^3)	V (ft^3)
5	min	0.46	5.83	2.51	6.73	2019	2.92	876	1143
10	min	0.46	4.18	2.51	4.83	2896	2.92	1752	1144
15	min	0.46	3.37	2.51	3.89	3502	2.92	2628	874
30	min	0.46	2.35	2.51	2.71	4884	2.92	5256	-372
60	min	0.46	1.66	2.51	1.92	6900	2.92	10512	-3612
2	hr	0.46	1.20	2.51	1.39	9976	2.92	21024	-11048
3	hr	0.46	1.01	2.51	1.17	12594	2.92	31536	-18942
6	hr	0.46	0.739	2.51	0.85	18430	2.92	63072	-44642
12	hr	0.46	0.513	2.51	0.59	25588	2.92	126144	-100556
24	hr	0.46	0.328	2.51	0.38	32720	2.92	252288	-219568

Note:
The proposed detention system will detain storm runoff greater than 10-Year storm and will release at the runoff rate of pre-existing flow (10-Year storm event). Per calculations shown above, the required storage volume for the onsite detention system is about 1,144 cubic feet.



FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
144 North San Mateo Drive • San Mateo, CA 94401
(650)344-9901 • Fax (650)344-9920 • www.freyerlaureta.com

MAFFIA RESIDENCE
5 NARANJA WAY
PORTOLA VALLEY, CA
EXHIBIT I
DRAINAGE MAP



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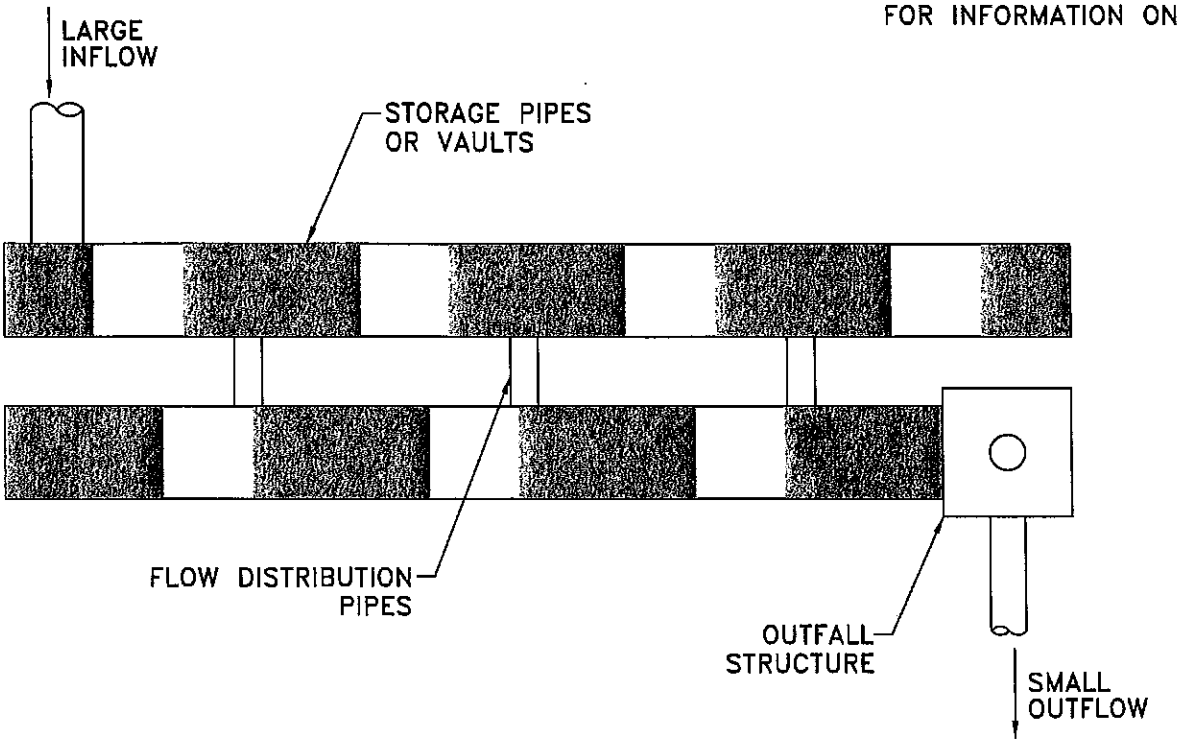
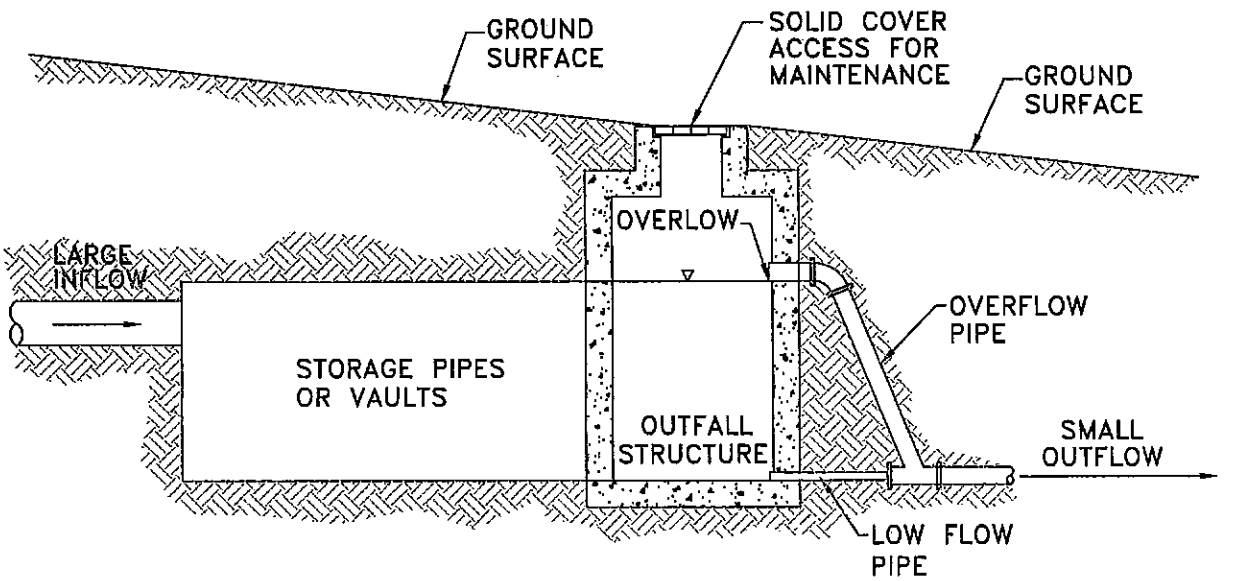
MAFFIA RESIDENCE
5 NARANJA WAY
PORTOLA VALLEY, CA
EXHIBIT II
STORM DRAIN PIPE REPLACEMENT

FOR INFORMATION ONLY



PLAN VIEW (N.T.S.)



TYPICAL SECTION (N.T.S.)

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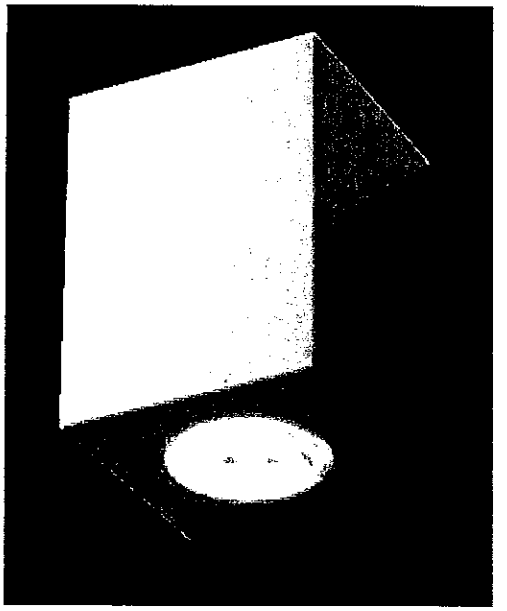
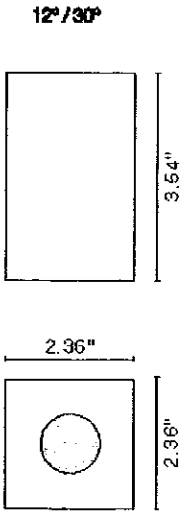
MAFFIA RESIDENCE
5 NARANJA WAY
PORTOLA VALLEY, CA
EXHIBIT III
STORMWATER DETENTION SYSTEM

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

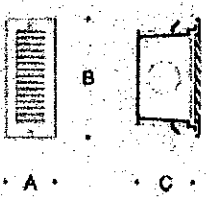
W3 = LED 2900K
W5 = LED 5000K

Job Name: MAFFIA RESIDENCE
Fixture Type: ARBOR LIGHT

Job Name:
Fixture Type:

designplan
sales@designplan.com
www.designplan.com
79 Trenton Ave
Frenchtown, NJ 08825
Tel: 908-996-7710
Fax: 908-9967042

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.

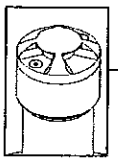
Fluorescent units include integral electronic ballasts.

U.L. listed, suitable for wet locations.

Protection class: IP64

Finish: Standard BEGA colors.

Click product # for details			Lamp	ß	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



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MINI-MICRO™ DRIVESTAR™

PROJECT:	MAFFIA RESIDENCE
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	PATH LIGHT

CATALOG NUMBER LOGIC

	S	MD	LED	e39	S	SAP	1	A		
Example	B	- MD	- LED	- e39	- F	- MIT	- 1	- B		

Material

Blank - Aluminum
B - Brass
S - Stainless Steel

Series

MD - Mini-Micro™ DriveStar™

Source

LED - 'e' technology with Integral Driver

LED Type

e39 - 3W LED/2.7K
e40 - 3W LED/3K
e41 - 3W LED/4K
e42 - 3WLED/Blue
e43 - 3WLED/Green
e44 - 3W LED/Red
e45 - 3W LED/Amber

Installation

F - Flush mount
S - Surface mount

Finish

Aluminum Finish

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

Brass Finish

Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Finish

Machined	MAC
Polished	POL
Brushed	BRU (Interior use only)

Premium Finish

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

Optical Openings

1 - Single
2 - 2 at 180°
4 - 4 at 90°

Faceplate Style

A - Solid
B - Round Accent

LM79 DATA

BK No.	CCT(Typ.)	Input Watts	CRI (Typ.)
e39	2700K White	2.8	90
e40	3000K White	2.8	90
e41	4000K White	2.8	75
e42	Blue (460nm)	2.8	~
e43	Green (525nm)	2.8	~
e44	Red (625nm)	2.8	~
e45	Amber (592nm)	2.8	~

L70 DATA

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

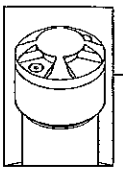
*OPTICAL DATA

Beam Type	Angle
Radial	360°h x 270°v
Radial	360°h x 270°v
Radial	360°h x 270°v
Radial	360°h x 270°v
Radial	360°h x 270°v
Radial	360°h x 270°v
Radial	360°h x 270°v

B-K LIGHTING

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

SUBMITTAL DATE	DRAWING NUMBER
6-27-12	SUB001068

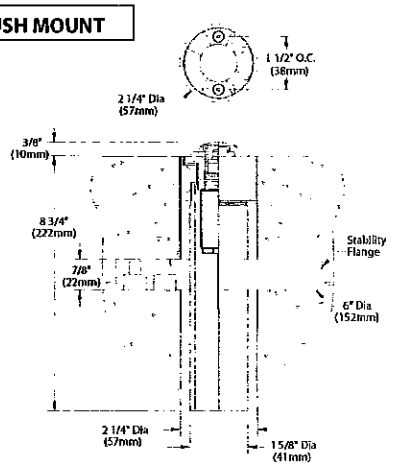


the power of e

MINI-MICRO™ DRIVESTAR™

PROJECT:	
TYPE:	

FLUSH MOUNT

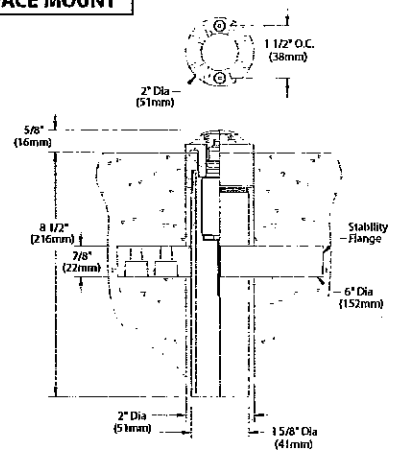


FACEPLATE DETAIL

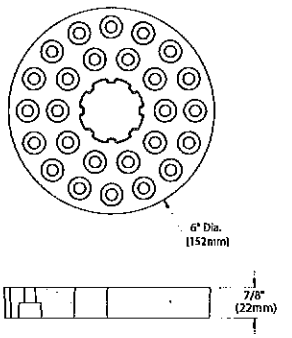
STYLE 'A'

STYLE 'B'

SURFACE MOUNT



STABILITY FLANGE



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

SPECIFICATIONS

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

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

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal. Provided with hard-coat (Type III) black anodize finish for maximum corrosion resistance. Weather-tight cable connector with 14" 18Ga., 2 wire low voltage cable.

Housing
Fixture provided with 1-5/8" dia., Schedule 80 PVC housing for direct burial into soil or concrete. 6" dia., molded stability flange projects into substrate to simplify installation and reinforce housing stability.

Faceplate
Machined from solid, copper-free aluminum, brass or stainless steel. Available with one, two, or four optical openings. Specify solid faceplate (A) or center aperture (B). Countersunk holes provide for flush hardware mounting.

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

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

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

Installation
Flush Mount features integral concrete pour collar. Top edge of collar to be installed flush with finished grade. Collar material and finish to match faceplate. (2) Threaded holes for faceplate installation. Faceplate style 'A' is suitable for walk-over and drive-over applications to 35,000 lbs. GVW.

Surface Mount features fully machined copper-free aluminum installation collar. Provided with hard-coat (Type III) black anodize finish for maximum corrosion resistance. (2) Threaded holes for faceplate installation.

Transformer
For use with 12VAC BKSSL remote transformer.

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

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

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

Warranty
5 year limited warranty.

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

Intertek MADE IN USA lighting facts RoHS

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

B-K LIGHTING
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SUBMITTAL DATE	DRAWING NUMBER
6-27-12	SUB001068

LED

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	**43**
Watts	**3.29**
Lumens per Watt (Efficacy)	**13**

Color Accuracy Color Rendering Index (CRI)	**82**

Light Color
Correlated Color Temperature (CCT) **3578 (Bright White)**

Warranty**	**Yes**

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

**** See www.lightingfacts.com/products for details.**

Registration Number: GCXV-6GWKLA (7/6/2012)
Made Number: MD-LED-e41
Type: Outdoor pathstep mini light

DESCRIPTION

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

Catalog #		Type
Project	MAPPA RESIDENCE	
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.

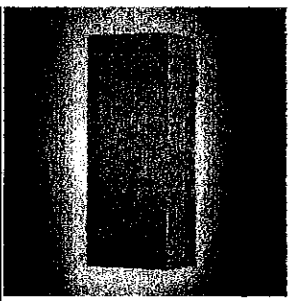
Ballast
Integral electronic HPF, multi-volt 120/277V (347V Canada), thermally protected with end-of-life circuitry to accommodate the specified lamp wattage.

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

660	WP	CFL/1	26	120	NBZ
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

* MODIFIED TO ELIMINATE LIGHT SPILL FROM TOP + SIDES

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.

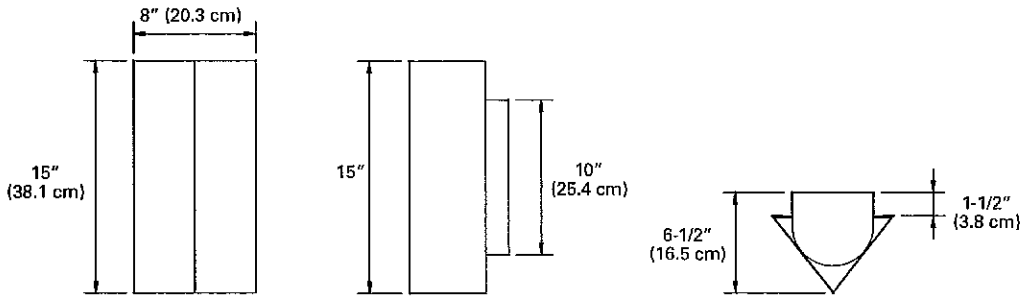
ARRA

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.

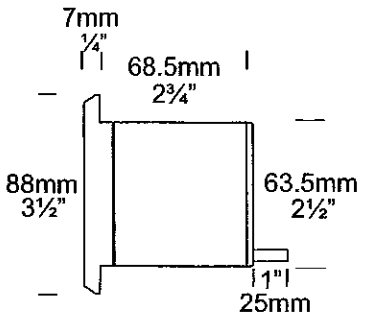
MOUNTING TYPE

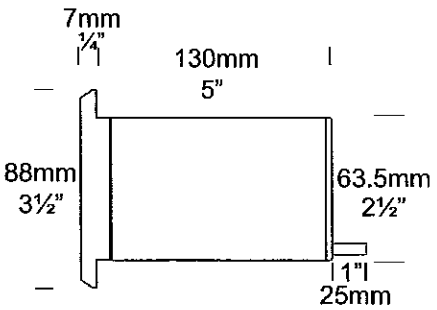


660-WP STANDARD

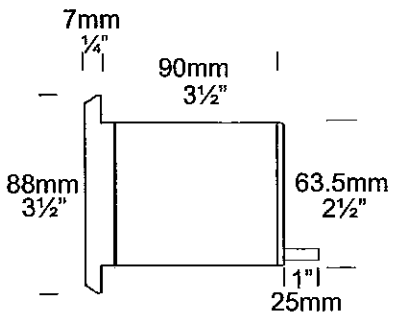
Step Lite Louvre Square

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

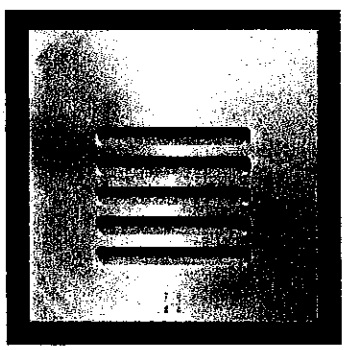




Fluorescent Option



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 SIcan - Step Lite Canister Flucan - Fluorescent Canister PVC Canss - 316 Stainless Steel Canister GU - GU10 Option

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

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

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

SLLUSQGU COP - Step Lite Louvre Square GU10 in Copper

CJK150 - Cable Joint Kit

(Accessories ordered separately)

HUNZA™ PURE OUTDOOR LIGHTING

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

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

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

Ver 1.4

Luminaire Construction

CNC machined from one of the following metals:

Copper: 63.5mm (2½") x 10.5mm (13/32"). End cap - solid copper 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.

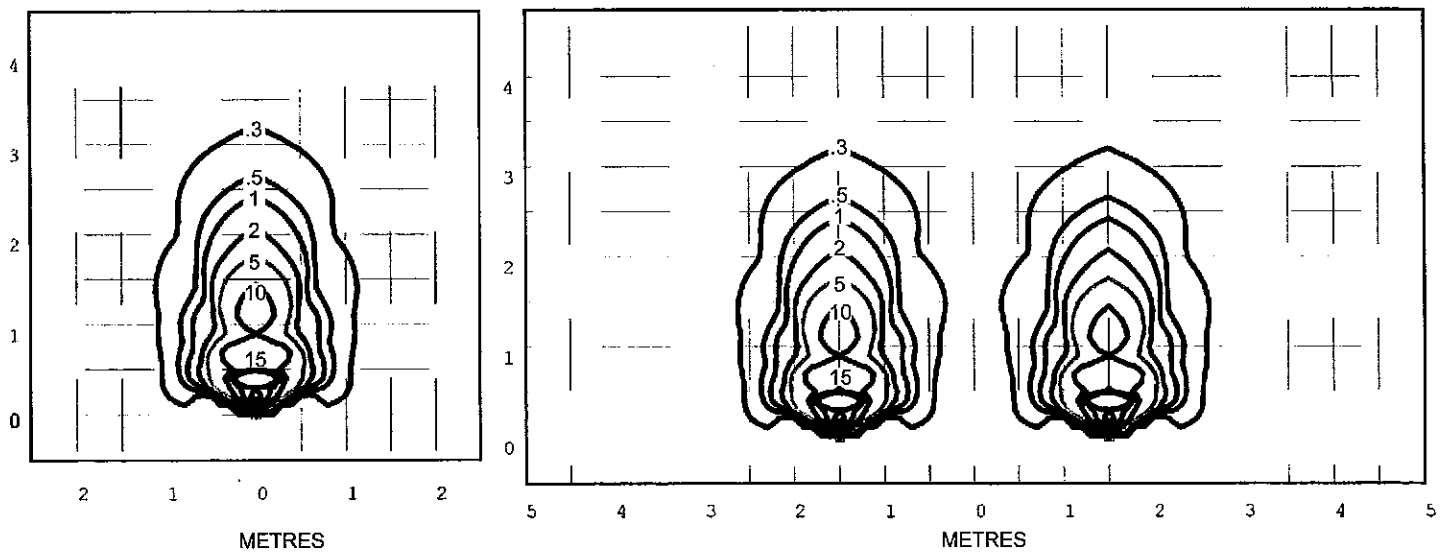
Luminaire: supplied with

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

HUNZA™ PURE OUTDOOR LIGHTING

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130 Felton Mathew Ave
Glen Innes
Auckland 1072
New Zealand

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Fax: 64-9-528 9361
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INTERNATIONAL CONTACTS:
www.hunza.co.nz/contacts.php

Ver 1.4

#1 NICHELESS LED
LIGHTING MANUFACTURER

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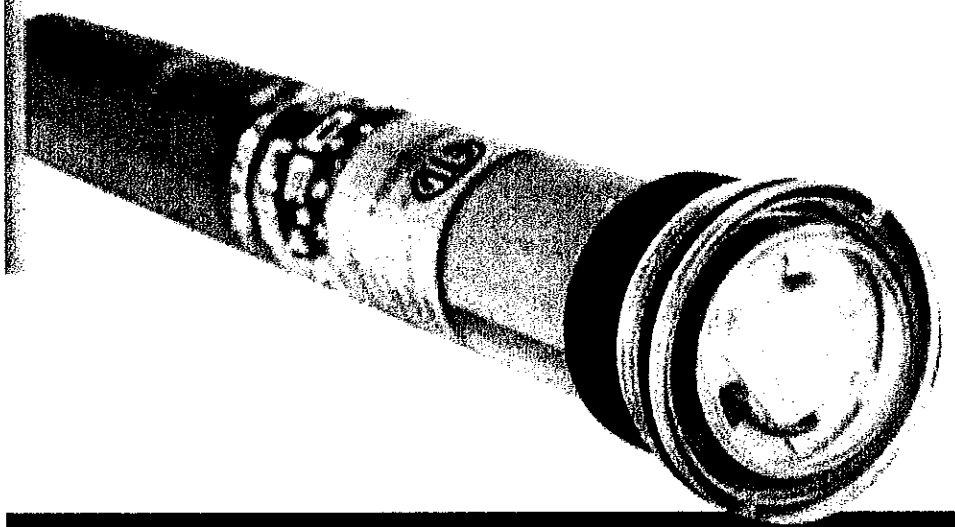
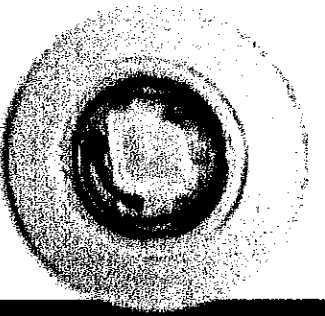
POOL AND SPA
A Division of Next Step Products

BLANCO PRO



Blanco Pro
fits into a std
1.5" P.P. Fitting



Blanco Pro
fits into a std.
1022 Fitting

THE FIRST COMMERCIALLY RATED NICHELESS LED LIGHT

- 12VAC
- 2000 Lumens
- 20 Watts
- NO NICHE
- NO BONDING
- NO J BOX
- NEW FOR 2012 – DIMMABLE LED LIGHTS
- ETL Listed for 4" of Water

Designed and Made In the USA
KEEPING AMERICA WORKING

Bringing the #1 Nicheless LED Light to the Commercial Market

- 2000 Lumens – Bright Enough for Commercial Specifications and Design
- NO NICHE – Fits any standard 1-1/2" wall fitting or 1-1/2" IP
- NO BONDING * NO GROUNDING * NO J BOX
- 120 Degree Beam Angle for maximum pool coverage
- 2 Year Warranty

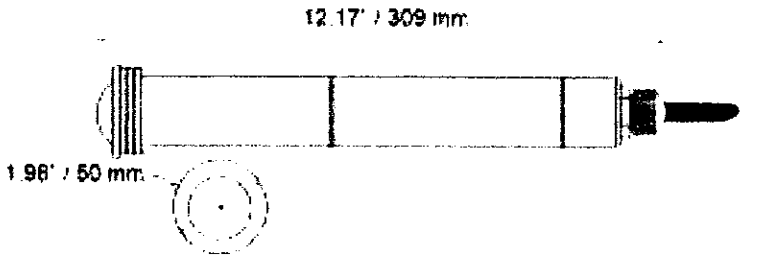
NOW PUT LIGHT WHERE YOU WANT TO – NOT WHERE YOU HAVE TO!

FOR 2012 BLANCO PRO IS DIMMABLE

Works with Savi Blanco to achieve design freedom

- **No Grounding No Bonding No Niche**
- Easy Installation 2 Year Warranty
- **LED Lamp Life 5x Longer than traditional pool lighting**
- 12VAC - 20 Watts - 1.67 AMPS
- **Recommend PX100 or PX300**
- Part No. MBPRO-100 100ft of power cord
- **Part No. MBPRO-150ft 150ft of power cord**
- * Requires 18" of 1-1/2 conduit from the fitting

MADE IN U S A



SAVI

NEXT STEP PRODUCTS LLC | 9400 Southridge Park Court | Suite 200
Orlando, Florida 32819 | T. 407.855.5630 F. 407.210.8679 | **nextstepproduct.com**

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: September 19, 2013

RE: Agenda for September 23, 2013 Regular ASCC Meeting

NOTICE: A special ASCC field meeting has been scheduled for Monday, September 23, 2013 for continued consideration of plans for residential redevelopment of 5 Naranja Way. The field meeting will begin at *4:00 p.m. at the site*. An evaluation of the current status of the project and, particularly, revised plans and materials is provided under agenda **item 4a. *Maffia***.

The following comments are offered on the items listed on the September 23, 2013 ASCC agenda.

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

On August 27, 2013, the ASCC and Planning Commission conducted a preliminary review of this proposal for residential redevelopment of the subject 2.5-acre Westridge subdivision property. A summary of the preliminary review is contained in the attached August 27th meeting minutes. At the conclusion of the August 27th evening ASCC meeting, project consideration was continued to the regular September 9th ASCC meeting and eventually to the 9/23 meeting to permit time for revised plans to be prepared. For background, in addition to the 8/27 meeting minutes, attached is the staff report prepared for the August 27th meeting.

In response to the preliminary input, the revised plans and materials listed below have been provided with the hope that the ASCC can complete action on the architectural review request at the conclusion of the September 23rd review. The planning commission public hearing on the site development permit will likely be scheduled for the October 16th regular commission meeting. This will allow time for, particularly, the public works director to consider and reach conclusions relative to the revised grading and drainage plans and data.

As noted at the head of this memorandum, the 9/23 continued review will start with a second, 4:00 p.m. site meeting. This will permit the opportunity for ASCC members and others interested in the project to better appreciate the project revisions including changes to the proposed west side pool, pool house and terraces and to the grading and drainage plans. We understand that the pool and terrace grading/cabana story poles and site markings are being adjusted to reflect the project revisions to facilitate the site meeting and, also, Westridge Architectural Supervising Committee (WASC) review. While the house and garage footprints have been somewhat moved further from the northern property line as discussed below, the story poles for these locations have not been modified due to the relatively minor change in what would be demonstrated by the story pole modeling. (We understand that input from the WASC on the revised plans may not be available until the Monday ASCC meeting.)

The revised project is presented on the following enclosed plans unless otherwise noted dated September 12, 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 (Main House)
Sheet G0.03, GreenPoint Rated Checklist (Office)
Sheet R1.00, Topographic Survey/Tree Survey Map, L. Wade Hammond

Civil Plans, Freyer & Laureta, Inc., Civil Engineers, 9/12/13:
Sheet C01, Grading & Drainage Plan (with septic data)
Sheet C-02, Erosion Control Plan
Sheet DT01, Detail Sheet
Sheet DT02, Detail Sheet

Landscape Plans, Arterra Landscape Architects, 9/12/13:
Sheet L1.0, Tree Protection and Removal Plan, Ned Patchett Consulting
Sheet L3.0, Planting Plan
Sheet L5.0, Exterior Lighting Plan

Architectural Plans, Bar Architects, 9/12/13:
Sheet A1.00, Overall Site Plan and Project Information
Sheet A1.01, Site Plan
Sheet A1.51, Main House Overall Floor Plan
Sheet A1.51, Accessory Structure Overall Floor and Roof Plans
Sheet A1.53, Main House Overall 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 support of the revised plans the applicant has provided the following materials that are attached unless otherwise noted:

- September 17, 2013 letter from the project architect describing the plan revisions made since the original plan submittal and, particularly, since the August 27, 2013 preliminary review meetings.
- Preliminary Drainage Analysis, Freyer & Laureta, Inc., received by email 9/12/13
- "Drainage Narrative," Freyer & Laureta, Inc., received by email 9/17/13
- September 17, 2013 memo from project arborist Ned Patchett commenting on the condition of the two large pines along the northerly boundary and partially responding to comments in the attached September 12, 2013 email from Linda Yates with 9/9/13 letter from Michael P. Young, Urban Tree Management. (The letter from Mr. Young includes a reference map and disclosure statement.)

Still part of the application are the following materials from the original submittal:

- Cut sheets for the proposed exterior light fixtures received June 17, 2013 (attached).
- Colors and materials board, BAR Architects, 6/17/13, (to be presented at the 9/23/13 meeting).
- Arborist's report, Ned Patchett, Certified Arborist, June 28, 2013 (attached).

The following comments are offered to assist the ASCC consider and potentially act on the revised plans and materials:

1. **Overview of plan revisions and how they respond to preliminary review comments.** The plan changes are, for the most part, described in the 9/17/23 letter from the project architect. The revisions include, as directed by the ASCC and in response to WASC input, modifications to the pool location and west side terraces and grading and to the pool cabana design. They also further attempt to address the concerns of the north side neighbors relative to visual relationships, screening and privacy. Additional comments and requests from Ms. Yates are set forth in the attached email dated September 19, 2013.

   The significant, i.e., four-foot, lowering of the garage height and reducing it in length by two feet reduce the mass and scale of the structure and ensure that views from the neighboring property are over the garage. This in combination with, particularly, the removal of pines and more exotic trees along the Mapache frontage of the parcel and on the southern slopes will open views to the western hillsides from the house level of the property to the north.

   In response the neighbor's concerns over privacy and view impacts along the northern boundary, the proposed house and garage have been moved from one to two feet further to the south and the garage length has been reduced by two feet. The garage is now at least 34 feet from the northerly boundary and the offset house walls are 30 to 34 feet away from the property line. The required setback from the property line is 20 feet.

   In order to address the concern over the linear nature of the northern project exposure, the garage height has been lowered to now under 18 feet from finished grade, its length reduced by two feet, and the structure is cut into the slope to maintain a low profile. Further, the garage has a 30-foot separation from the main house and the main house wing to the west has a maximum 17-foot height to the ridgeline. The revised pool cabana plan moves the structure 35 feet west of the

main house, reduces its length by 12 feet, lowers the finish floor by four feet, and the effective elevation height by three feet.

In addition to the siting, height and other changes cited above, the landscape plan proposes to accommodate for the loss of the two large pines, i.e., trees #63 & #64, with significant new screen tree and shrub planting. Included are the following:

One (1) 72-inch box Live Oak
Five (5) 48-inch box Live Oaks
Four (4) 36-inch box dogwoods
One (1) 24-inch box Pacific Dogwood
Three (3) 24-inch box Western Redbuds
Twenty-one (21) 24-inch box Pacific Wax Myrtles
Nine (9) 24-inch box Hollyleaf Cherrys

As discussed at the preliminary review meeting, the most significant north side planting should be installed early in project construction. Specifically, planting should take place after rough grading along the northerly boundary is completed or sooner where the plant locations don't conflict with the grading plans. Further, as was requested by the north side neighbor (and required of them), there should be sufficient "mock-up" of the garage and north side house elevation to ensure that the new trees are located for maximum screening of sensitive view relationships. Also, the location of the east side great room clerestory windows should be identified so these too would be screened with the new planting. The new trees should be set under the direction of a designated ASCC member and town planner with the modeling recommended above and neighbor input on the process should, at least, be requested.

To further address privacy issues, the proposed pool has been oriented perpendicular to the property line and the pool/cabana complex, originally along the 20-foot setback line, is now no closer than 26 feet to the property boundary. (*See also cabana location clarifications provided in the attached 9/18/13 email from the project architect*).

The pool cabana has not only been reduced in length, it is now a flat roof, solid stone veneer structure with the building located along the north side of the pool to fully screen the pool from the lower portions of the parcel to the north. The cabana walls will be finished in the same "Elk Mountain" stone veneer proposed for the other site walls. The stone sample is on the project color board found acceptable by the ASCC at the 8/27 meeting.

The lanai at the west end of the northern house wing has been moved, along with the rest of the house, roughly two feet further to the south and away from the northern parcel line. The BBQ/Pizza oven terrace originally planned along the 20-foot setback line with the pizza oven in the setback area, now maintains a 24-foot setback from the property line and the Pizza Oven is least 22 feet from the property line. Attached plan Sheet A3.02 shows how the stone terrace wall/pizza oven would look from the north side. It would provide some screening relative to views from the north to the lanai and, in any case, the lanai is approximately 34 feet from the property line.

The above site plan adjustments provide more opportunity for the grading along the northern boundary planned to accommodate conveyance of drainage. Thus, the more "channel like" condition associated with the original site grading plan can be avoided, particularly along the westernmost areas that will transition to the proposed storm water detention basins.

Other changes include relatively minor refinements to the office siting to reduce grading and better adjust to the hillside slopes, elimination of the driveway entry gate to avoid setback conflicts, and the west side terrace adjustments as described in the 9/17 letter from the project architect. Grading and drainage plan refinements are discussed below, as are changes to the plans for landscaping and exterior lighting. Some comments are also provided relative to the neighbor's concerns over light spill from the house and garage clerestory features.

2. **Grading plan adjustments and drainage plans and data.** The grading plans have primarily been modified consistent with the west side pool area design revisions. These changes, with the stepped terraces, and the minor changes associated with proposed office siting, have allowed the proposed scope of grading to be reduced from 3,063 cubic yards, anticipated with the plans considered at the 8/27 site meeting, to 2,470 cubic yards as shown on enclosed plan sheet C01. The scope of cut was reduced by 96 cubic yards and fill by 497 cubic yards for a total reduction of 593 cubic yards.

   The revised grading plans include the proposed storm water detention features at the western end of the property. The two calculation documents prepared by the project civil engineers analyze storm flows associated with the 10-year and 100-year events and conclude that the plans with the "*proposed drainage design will improve the condition by holding the onsite water releasing at a reduced rate at any storm event and provide a well defined storm drain channel with bioswale to reduce overland flow before draining to the existing ditch along Mapache Drive.*"

   The revised drainage plan and calculations are currently under review by the public works director. The review should be completed prior to the planning commission hearing on the site development permit. It is noted, however, that the consulting engineer for the applicant has, in the past, conducted drainage studies for the town and it is anticipated that there should likely be no significant issues with the plans or calculations. It is also noted that the form of the detention areas is more "organic" and less engineered in appearance than was the case with the detention basin shown on the original site civil engineer grading plans. The revised plans have been reviewed and found acceptable by the town geologist, as evaluated in his attached report dated September 17, 2013.

   It is noted that the plans do not attempt to convert portions of the existing rocked drainage channel into a stream, as suggest might be considered during the preliminary review process. This drainage is not identified as a stream on town planning documents, and the swale through the area has been manipulated significantly on this site and upstream over time. The plans as evaluated in the project engineer's report provide for slowing and detention of storm flows to improve outfall and lessen potential for downstream impacts.

3. **Landscape plan revisions.** The key planting plan changes are discussed above and in the 9/17 letter from the project architect. The conservation committee report on the revised plan is presented in the attached September 16, 2013 email from committee chair Judith Murphy. Overall, the plan appears acceptable with the cautions relative to watering and potential oak impacts noted in the review of the conservation committee.

   During the project's preliminary review it was suggested that the driveway alignment be reconsidered to save more trees. This would impact the scope of grading and likely driveway grade and radius. The plans have been developed to meet fire truck access requirements to the acceptable turnaround and there is not a great amount of flexibility to satisfy the requirements and also spare trees. As suggested, however, there has been consideration given to relocating some existing trees and this is noted on plan sheets L1.0 and L3.0. The trees to be relocated are not in the driveway area.

4. **Neighbor concerns over clerestory window elements**. The north side neighbors have continued to express concern over the clerestory elements proposed in the garage and the main house great room. The comments in the 9/17 letter from the project architect discuss the changes made to minimize potential for interior light spill through the clerestory elements and clarify the intentions relative to interior lighting. (Refer to the ninth bullet point on page two of the letter.)

   Relative to the garage clerestory windows, they are oriented to the south and with the deep recesses and roughly one-foot window height should have minimum if any potential for spilling light to the north. Further, the maximum height of the storage/attic space over the garage is six feet. The space is not for living and the windows will permit day access to the storage space without the need for artificial light. For further assurance against light spill, the switching for any lighting in the storage space should have a timer cut off so that a light is not left on accidently for long periods.

   The clerestory windows over the great room appear to be slightly taller than those in the garage, perhaps up to 18-inches, but represent far less potential for light spill than would be the case with skylights. Further, the west side clerestory windows are not oriented toward the uphill neighbor and, while the east side windows would likely be visible, any light spill would be significantly less than from, for example, the north side windows on the existing residence on the southern hillside of the site. It is also noted that the north side house elevation windows are minimal and that with the design clarifications offered, the clerestory elements appear consistent with town design guidelines.

4. **Lighting plan changes**. The scope of proposed exterior lighting has been reduced as follows:

   - All 12 driveway lights have been eliminated.
   - All four tree "down" lights have been eliminated.
   - Arbor down lights reduced from 11 to 3.
   - Steps lights reduced from 16 to 8.
   - Architectural wall mounted down lights reduced from 14 to 12.

The plans still propose the use of the Cooper Lighting fixture 660-WP series with open top, sides and bottom, i.e., "architectural sconce" identified on Sheet L5.0. One additional such light is proposed, but this is a result of the design change to the cabana and elimination of the three proposed trellis lights with the original design. We don't take issue with the placement of the fixtures, but still have concerns over the open design and potential for light spill. We recommend that instead of the Cooper fixture, the Hunza-wall fixture be used or a different fixture be selected that only directs light down. Otherwise, we believe the revised lighting plans are responsive to the preliminary review comments.

In any case, a final lighting plan should be provided identifying all switching zones and controls and the plan should include pool lighting proposals. Lighting should be manually controlled and the final interior electrical plans should be consistent with the comments in the 9/17/13 letter from the project architect relative to interior clerestory area lighting. Also, the garage storage area lighting should have a timer off control as recommended above.

5. **Site Development Committee project reviews/updates**. The attached August 27, 2013 staff report on the project includes the site development committee reports. The 9/12/13 revised project and grading plans have been circulated to the town geologist, public works director and conservation committee. In addition to the 9/16 email from the conservation committee referenced above, the town geologist has provided the attached updated 9/17/13 report and has found the revised plans conditionally acceptable. Comments from the public works director will be available prior to the planning commission hearing on the site development permit. The plans will also need to be eventually found acceptable by the health officer, and the health officer conditions are to be met prior to issuance of a building permit. The applicant is aware of the outstanding health department conditions relative to septic system design and is assuming the risk that if any issues come up in the health department review that require more significant plan adjustments, town ASCC and planning commission review and action on revised plans may be needed.

6. **Construction staging plans**. Final, detailed construction staging plans will need to be developed and implemented to the satisfaction of planning staff and should be responsive to the on-street parking and other concerns noted in the communications from neighbors and the WASC.

Prior to acting on the architectural review application and forwarding comments and recommendations to the planning commission on the site development permit request, ASCC members should conduct the 9/23 site meeting and consider the above comments and any new information provided at Monday's special afternoon and regular evening meetings.

ARCHITECTURAL REVIEW, ADDITIONS/REMODELING, VARIANCE X7E-135 AND X9H-662 3 GROVE COURT, CIANCUTTI

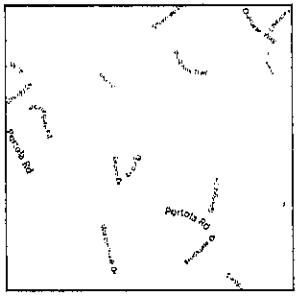
Vicinity Map **Architectural Review Additions, Remodeling, X7E-135, X9H-662, Ciancutti**

Scale: 1" = 200 feet

3 Grove Court, Town of Portola Valley

October 2013

CIANCUTTI RESIDENCE
3 GROVE COURT
PORTOLA VALLEY CA, 94028



VICINITY MAP
N.T.S.

ABBREVIATIONS

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

EARTHWORK QUANTITIES

CUT	709 C.Y.
FILL	731 C.Y.
TOTAL	1440 C.Y.
BALANCE	23 C.Y. FILL
TOTAL	921 C.Y. (EXCLUDING EXCAVATIONS FOR RETAINING WALLS, AND STRUCTURE FOUNDATIONS)

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.

SCOPE OF WORK

GRADING DRAINAGE AND SANITARY AND SITE IMPROVEMENTS FOR EXISTING RESIDENCE REMODEL.

PROJECT INFORMATION

OWNERS:
CIANCUTTI
3 GROVE COURT
PORTOLA VALLEY , CA 94028

ARCHITECT:
JEFFREY MAHANEY
54 WOOD LANE
FAIRFAX, CA

CIVIL ENGINEER:
FLO-RITE ENGINEERS, INC.
P.O. BOX 24369
SAN JOSE, CA 95126
408-982-7140

APPLICABLE CODES

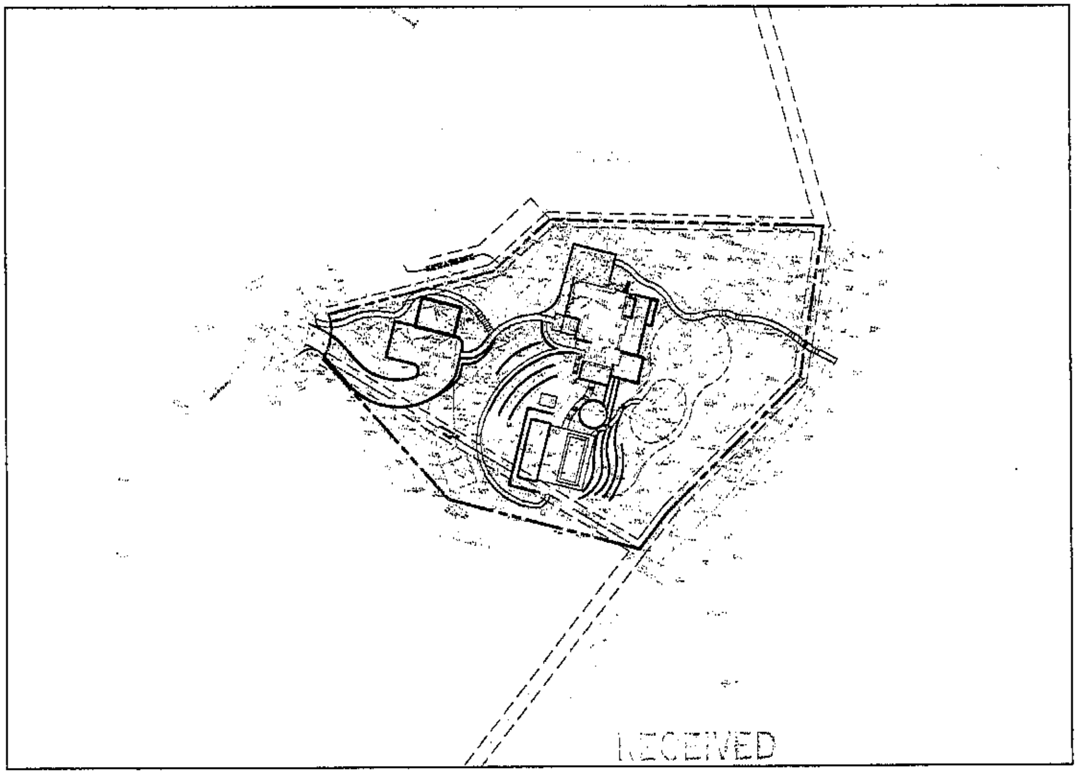
ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES:

2010 CALIFORNIA BUILDING CODE (CBC)
2009 INTERNATIONAL BUILDING CODE (IBC)
TOWN OF PORTOLA VALLEY MUNICIPAL CODE

BENCHMARK

BASIS OF BEARING:
THE BEARING, NORTH 3°37'00" WEST, BETWEEN TWO FOUND MONUMENTS IN THE CENTERLINE OF GROVE COURT, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 808, STONEGATE" FILED IN VOLUME 29 OF MAPS AT PAGE 31, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED UPON THE TOWN OF PORTOLA DATUM. BENCHMARK USED WAS THE 3 1/2" BRASS DISK WITH PUNCH IN MON WELL STAMPED "PV-19" ELEVATION OF 487.88 FEET.



LEGEND

EXISTING / PROPOSED

- SANITARY SEWER
- STORM DRAIN (10" SD)
- FORCE MAIN
- FIRE WATER LINE
- DOMESTIC WATER SERVICE
- IRRIGATION SERVICE
- NATURAL GAS
- ELECTRIC
- JOINT TRENCH
- FENCE
- CLEAN OUT
- DOUBLE DETECTOR CHECK VALVE
- POST INDICATOR VALVE
- VALVE
- METER BOX
- STREET LIGHT
- DRAIN
- CATCH BASIN
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- BENCHMARK
- MANHOLE
- SIGN
- SPLASH BLOCK

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	TITLE SHEET
C-2	NOTES
C-3	GRADING PLAN
C-4	UTILITY PLAN
C-5	EROSION CONTROL PLAN
C-6	DETAILS SHEET
C-7	BEST MANAGEMENT PRACTICES

GRAPHIC SCALE 0 40 80

RECEIVED
OCT - 7 2013
OCT 04 2013
SPANGLE ASSOC.

TITLE SHEET
CIANCUTTI RESIDENCE
3 GROVE COURT
PORTOLA VALLEY · SAN MATEO COUNTY · CALIFORNIA

NO.	REVISIONS	DATE

Project No. FLO1301063
Date 9/30/2013
Designed By VNM
Drawn By VNM
Checked By VNM
Scale AS SHOWN
Sheet C-1

FLO-RITE ENGINEERS
CIVIL ENGINEERS, STORMWATER MANAGEMENT
FLO-RITE ENGINEERS, INC.
P.O. BOX 24369
SAN JOSE CA 95154
PHONE-(408) 982-7140
FAX-(408) 979-0250

REGISTERED PROFESSIONAL ENGINEER C 71073 EXP. 12-31-14 CIVIL STATE OF CALIFORNIA

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO THE SUBMITTING OF A BID.
2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONSULTING ENGINEER.
7. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
8. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLAN NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY ROMIG ENGINEERS DATED SEPTEMBER 2013.
10. THE CONTRACTOR SHALL KEEP AN UP-TO-DATE COMPLETE RECORD SET OF PRINTS OF ALL THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT LOCATION, SIZES, MATERIALS AND EQUIPMENT. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE ENGINEERS PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE ENGINEER.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY TO PERFORM THE IMPROVEMENTS IN THESE PLANS FROM THE APPROPRIATE AGENCIES AND TO COMPLY WITH THE AGENCIES REQUIREMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL LAWS.
12. WHEN IT IS FOUND THAT FIELD CONDITIONS ARE NOT AS SHOWN ON THE PLANS, THE CONSULTING ENGINEERS MUST MAKE REVISIONS AND/OR ADJUSTMENTS TO THE SATISFACTION OF THE CITY ENGINEER/OWNER PRIOR TO THE FURTHER CONSTRUCTION.
13. CONTRACTOR SHALL CAREFULLY PRESERVE THE SURROUNDING PROPERTY BY CONFINING OPERATION WITHIN THE LIMITS OF THE WORK AREA, ALL EXISTING UTILITIES AND IMPROVEMENTS.
14. THE CONTRACTOR SHALL KEEP AN UP-TO-DATE COMPLETE SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT LOCATION, SIZES, MATERIALS AND EQUIPMENT. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD PRINTS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO FINAL REVIEW AND APPROVAL BY THE ENGINEER.
15. CONTRACTOR SHALL CAREFULLY PRESERVE THE SURROUNDING PROPERTY BY CONFINING OPERATION WITHIN THE LIMITS OF WORK AREA. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY/OWNER/ENGINEER.
16. APPROVAL OF THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS OR OMISSIONS.
17. IN THE EVENT OF A WET UNSTABLE TRENCH BOTTOM OR IF GROUND WATER IS ENCOUNTERED, DEWATERING WILL BE REQUIRED, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER FOR DEWATERING RECOMMENDATIONS.
18. ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE STORED ON SITE AND STREET MUST BE KEPT FREE OF DEBRIS.

DEMOLITION NOTES :

1. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
3. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS AND REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
4. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIAL TO THE SATISFACTION OF THE CONSULTING ENGINEER.
8. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER.

DEMOLITION NOTES (CONT)

11. COORDINATE ALL UTILITY SHUT-DOWN/DISCONNECT LOCATIONS WITH APPROPRIATE DRAWINGS (ELECTRICAL, MECHANICAL, ARCHITECTURAL, ETC.). CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
12. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

PAVEMENT SECTION:

1. SEE GEOTECHNICAL REPORT FOR ALL FLATWORK AND VEHICULAR PAVEMENT SECTIONS AND BASE REQUIREMENTS.
2. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON-SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER AND/OR OWNER'S CIVIL ENGINEER.
3. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 2%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE LANDINGS 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE CIVIL ENGINEER PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK OR FORMWORK FOR CURBS AND/OR FLATWORK.
2. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. BRING ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS TO THE ATTENTION OF THE CIVIL ENGINEER.
3. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
4. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
5. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE CIVIL ENGINEER.
6. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE MULCHED AND USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
7. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'. HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
8. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING MANHOLES, CURB INLETS, CATCH BASINS, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE WORK AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS NOTED OTHERWISE.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED, PRIOR TO CONSTRUCTION COMMENCEMENT AND SHALL CONTINUE IN EFFECT UNTIL UNTIL INSTALLATION OF THE PERMANENT SITE IMPROVEMENTS.
2. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN WHICH ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
3. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
4. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS IN THE STREET AND FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
5. NECESSARY EROSION CONTROL MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS.
7. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CITY IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
8. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
9. THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CITY. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
10. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE WATERED AS NECESSARY TO PREVENT DUST NUISANCE.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA VEHICLE TRAFFIC, SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. COVER STOCKPILED MATERIAL WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
13. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
14. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
15. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
16. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
17. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
18. CLEAN UP ALL SPILLS USING DRY METHODS.
19. CALL 911 IN CASE OF A HAZARDOUS SPILL.
20. BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY ASSOCIATION BMP HANDBOOK, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ALL CONSTRUCTION IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS.
21. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
22. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE RIGHT-OF-WAY IS PERMITTED.
23. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.

GENERAL UTILITY SYSTEM NOTES :

1. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON FIELD OBSERVATION ONLY. NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE LOCATION AND INVERT ELEVATION OR DEPTH OF ALL THE UTILITIES AND CROSSINGS TO ENSURE THEY ARE CORRECT AS SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATIONS OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, AND ALL PROPOSED UTILITIES SHOWN ON THE CIVIL, ELECTRICAL, JOINT TRENCH AND FIRE SPRINKLER DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
4. CONTRACTOR SHALL REPLACE ALL COVERS AND GRATE LIDS FOR MANHOLES, VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.
5. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
6. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
7. CLEAN OUTS, CATCH BASINS, MANHOLES, AREA DRAINS AND UTILITY VAULTS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE). CONTRACTOR SHALL STAKE LOCATIONS OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, TRANSFORMER, UTILITY METERS, ETC.) AND MEET WITH THE CIVIL ENGINEER TO REVIEW LOCATION PRIOR TO INSTALLATION.
8. ALL UTILITY SYSTEMS (SANITARY SEWER, STORM DRAIN, WATER SYSTEM, ETC.) ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
9. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITIES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT HORIZONTAL AND VERTICAL CLEARANCE. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE AGENCIES.
12. ALL UTILITY SERVICE LATERALS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF THE CITY ENGINEER.
13. ALL EXISTING UTILITY VAULTS AND/OR PULL BOXES THAT ARE LOOSE AND/OR BROKEN SHALL BE RE-SECURED AND/OR REPLACED TO THE CITY'S SATISFACTION.
14. JOINT TRENCH LINES AND APPURTENANCES ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL REFERENCE OTHER PLANS FOR INSTALLATION OF THESE FACILITIES.
15. VERTICAL SEPARATION REQUIREMENTS:

    A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

    WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.

    HORIZONTAL SEPARATION REQUIREMENTS:

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5 FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90° ANGLE AND WATER LINES SHALL BE A MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.
16. ALL WATER PIPES SHALL BE DUCTILE IRON PIPES. THRUST BLOCKS SHALL BE LOCATED PER CAL WATER STANDARDS.
17. ALL SANITARY LINES SHALL BE PVC SDR 35.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE .

SITE MAINTENANCE

1. UPON PROJECT COMPLETION THE OWNER SHALL BE SOLELY RESPONSIBLE TO ROUTINELY INSPECT AND MAINTAIN ALL ON-SITE STORM DRAIN FACILITIES. STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON A BIANNUAL BASIS OR AS FOUND NECESSARY.

CAUTION:

1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.
2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION- PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SHALL CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THIS SITE.
3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS AND METHODS OF CONSTRUCTION OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED OR SUSPECTED OF BEING CONTAMINATED.
4. CITY FIELD ENGINEER SHALL HAVE 24-HOUR NOTICE FOR INSPECTION.
5. WHEN IT IS FOUND THAT FIELD CONDITIONS ARE NOT SHOWN ON THE PLANS, THE CONSULTING ENGINEER MUST MAKE REVISIONS AND/OR ADJUSTMENTS TO THE SATISFACTION OF THE CITY ENGINEER/OWNER PRIOR TO FURTHER CONSTRUCTION.

EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEYS PERFORMED BY B & H SURVEYING INC. ON JUNE 2013 (JOB # 8345-13). GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
2. CLIENT AGREES TO HOLD FLO-RITE ENGINEERS HARMLESS FROM ANY AND ALL OCCURRENCES RESULTING FROM THE INACCURACIES OF THE TOPOGRAPHIC AND/OR BOUNDARY SURVEY (PREPARED BY OTHERS).

STORM DRAIN NOTES:

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH IN NON-TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE HIGH DENSITY POLYETHYLENE (HDPE). ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITHIN VEHICULAR TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE HIGH DENSITY POLYETHYLENE (HDPE). ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
3. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT/OWNER.
4. ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE OR EQUIVALENT.

SURFACE IMPROVEMENT NOTES:

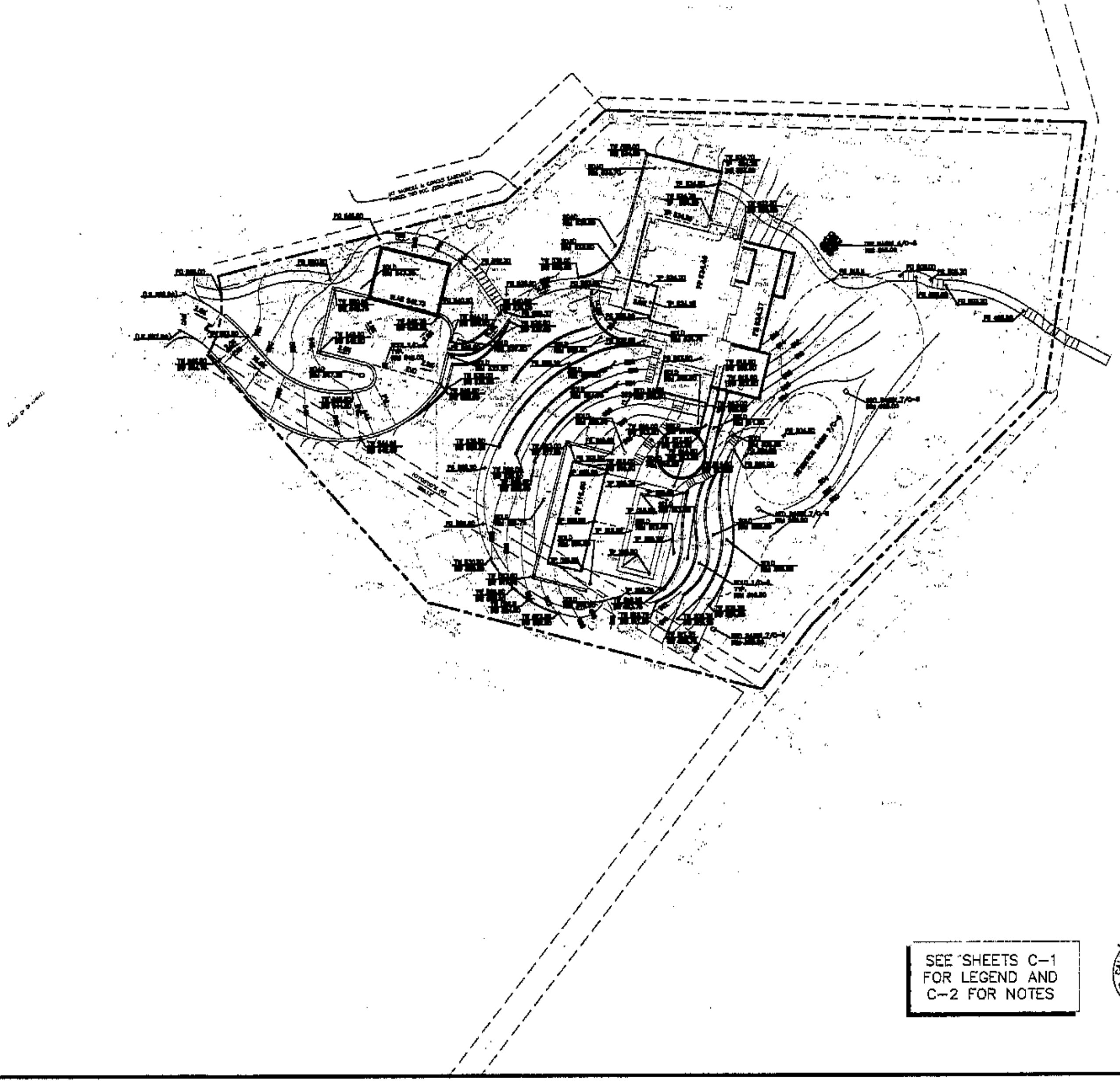
1. ASPHALT CONCRETE SHALL NOT BE PLACED WHEN THE ATMOSPHERIC TEMPERATURE IS BELOW 10°C (50°F) AND FALLING OR DURING UNSUITABLE WEATHER.
2. ALL PAVING SHALL CONFORM TO THE GEOTECHNICAL INVESTIGATION, AND TO THE CITY STANDARD PLANS AND SPECIFICATIONS, AS APPLICABLE.
3. AGGREGATE BASE SHALL CONFORM TO CLASS 2 AGGREGATE BASE, 3/4" MAXIMUM, MEDIUM GRADATION PER SECTION 26 OF THE STATE STANDARD SPECIFICATIONS, AND SHALL HAVE MINIMUM COMPACTION OF 95% RELATIVE, UNLESS OTHERWISE NOTED.
4. CURB AND GUTTER SUBGRADE TO 6 INCHES SHALL BE COMPACTED A MINIMUM OF 95% RELATIVE COMPACTION OR FROM 87% TO 92% FOR NATIVE CLAYS, EVEN FOR THE EXPANSIVE ON SITE SOILS.
5. ASPHALT CONCRETE SHALL CONFORM TO TYPE B, 3/4" MAXIMUM, MEDIUM GRADING, PER SECTION 39 OF STATE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
6. PORTLAND CEMENT CONCRETE SHALL CONFORM TO CLASS A, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.

FLO-RITE ENGINEERS
CIVIL ENGINEERS, STORMWATER MANAGEMENT
FLO-RITE ENGINEERS, INC.
P.O. BOX 24369
SAN JOSE CA, 95154
PHONE: (408) 982-7140
FAX: (408) 979-0260

NOTES
CIANCUTTI RESIDENCE
3 GROVE COURT
SAN MATEO COUNTY
PORTOLA VALLEY CALIFORNIA

NO.	REVISIONS	DATE

Project No.: FLO1301063
Date: 9/30/2013
Designed By: VNM
Drawn By: VNM
Checked By: VNM
Scale: NONE
Sheet: C-2



SEE SHEETS C–1
FOR LEGEND AND
C–2 FOR NOTES

GRAPHIC SCALE

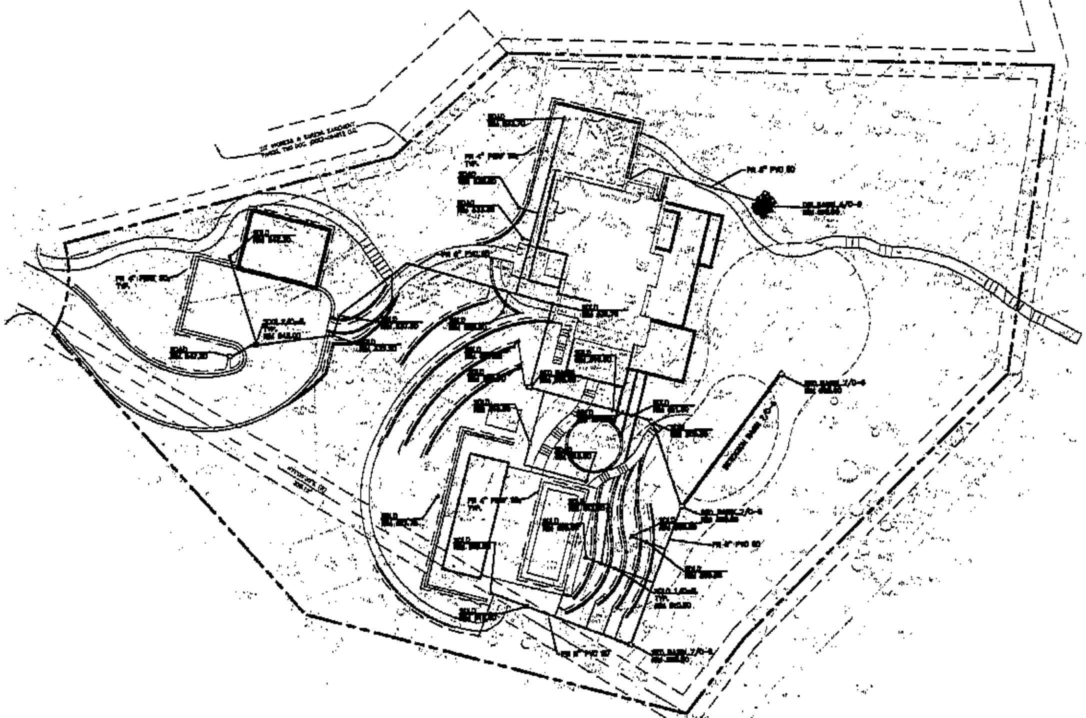
GRADING PLAN
CIANCUTTI RESIDENCE
3 GROVE COURT

PORTOLA VALLEY — SAN MATEO COUNTY — CALIFORNIA

NO.	REVISIONS:	DATE:

FLO1301063
8/30/2013
VNM
VNM
VNM
1"=20'
C-3

FLO-RITE ENGINEERS
CIVIL ENGINEERS, STORMWATER MANAGEMENT
FLO-RITE ENGINEERS, INC.
P.O. BOX 24569
SAN JOSE CA, 95154
PHONE: (408) 982-7140
FAX: (408) 979-0260



SEE SHEETS C–1 FOR LEGEND AND C–2 FOR NOTES

1-800-227-2600 CALL BEFORE YOU DIG USA

0 20 40
GRAPHIC SCALE

FLO-RITE ENGINEERS
CIVIL ENGINEERS, STORMWATER MANAGEMENT
FLO-RITE ENGINEERS, INC.
P.O. BOX 24569
SAN JOSE CA. 95154
PHONE: (408) 982-7140
FAX: (408) 979-0260

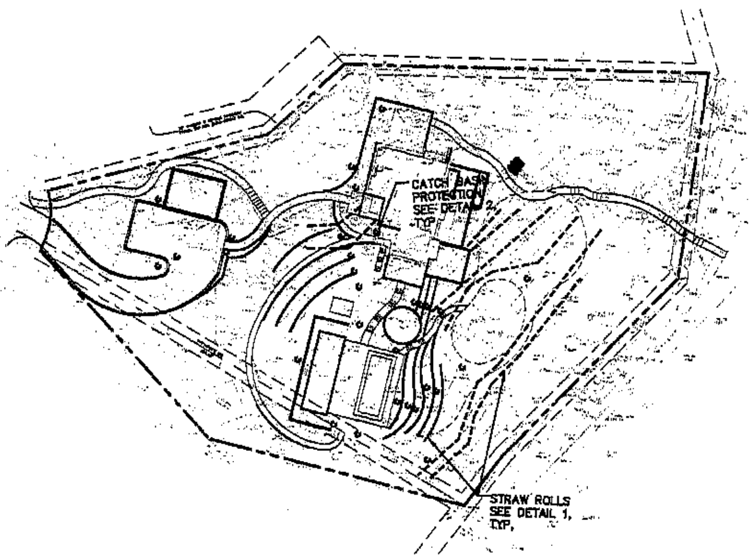
REGISTERED PROFESSIONAL ENGINEER C 73673 EXP. 12-31-14 CIVIL STATE OF CALIFORNIA

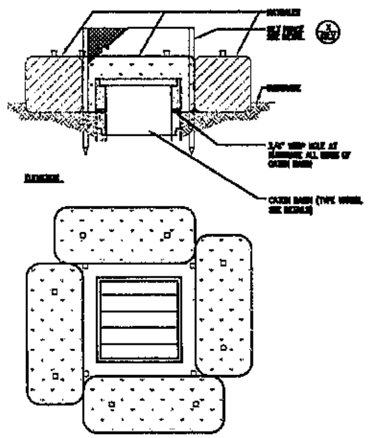
UTILITY PLAN
CIANCUTTI RESIDENCE
3 GROVE COURT

PORTOLA VALLEY — SAN MATEO COUNTY — CALIFORNIA

NO.	REVISIONS	DATE

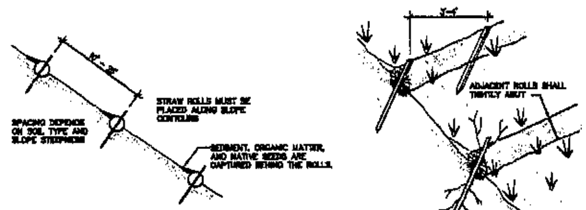
Project No. FLO1301063
Date 9/30/2013
Designed By VNM
Drawn By VNM
Checked By VNM
Scale 1"=20'
Sheet C-4

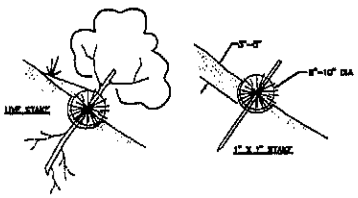




1 CATCH BASIN PROTECTION

SCALE : NOT TO SCALE





NOTES:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS:

   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
   3:1 SLOPES = 30 FEET APART
   4:1 SLOPES = 40 FEET APART
3. INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

2 STRAW ROLL

SCALE : NOT TO SCALE

SEE SHEETS C-1 FOR LEGEND AND C-2 FOR NOTES

GRAPHIC SCALE 0 40 80

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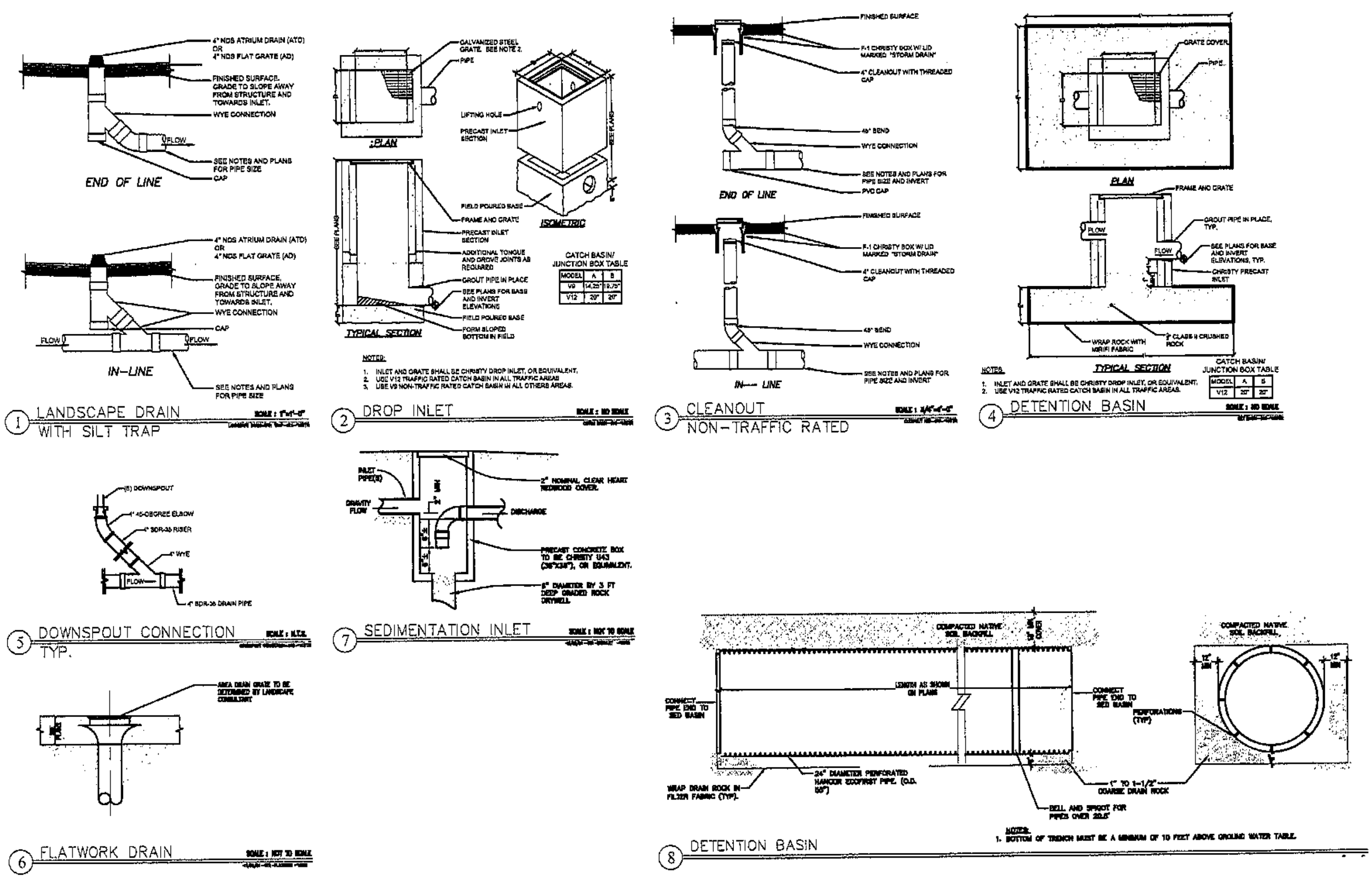
EXP. 12-31-14
CIVIL
STATE OF CALIFORNIA

EROSION CONTROL PLAN
CIANCUTTI RESIDENCE
3 GROVE COURT

PORTOLA VALLEY SAN MATEO COUNTY CALIFORNIA

NO.	REVISIONS	DATE

Project No. FLO1301083
Date 9/30/2013
Designed By VNM
Drawn By VNM
Checked By VNM
Scale AS SHOWN
Sheet C-5



MODEL	A	B
V9	14.25"	19.75"
V12	20"	20"

MODEL	A	B
V12	20"	20"

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FAX: (408) 978-0260

C70073
EXP. 12-31-14
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STATE OF CALIFORNIA

DETAILS SHEET
CIANCUTTI RESIDENCE
3 GROVE COURT

PORTOLA VALLEY   SAN MATEO COUNTY   CALIFORNIA

NO.	REVISIONS:	DATE:

Project No. FLO1301063
Date 9/30/2013
Designed By VNM
Drawn By VNM
Checked By VNM
Scale AS SHOWN
Sheet C-6

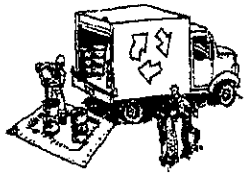
Water Pollution Prevention Program

Clean Water.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



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

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

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

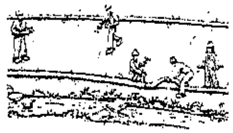
Construction Entrances and Perimeter
- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment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

Equipment Management & Spill Control

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

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

Earthwork & Contaminated Soils



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

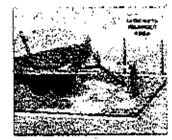
Sediment Control
- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.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

Paving/Asphalt Work

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

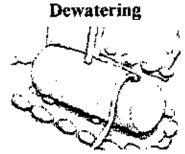
Sawcutting & Asphalt/Concrete Removal
- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you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

Concrete, Grout & Mortar Application



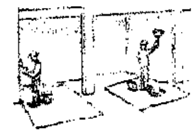
- ☐ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☐ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden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

Dewatering



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

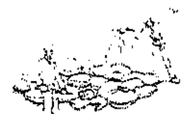
Painting & Paint Removal



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

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

Landscape Materials



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

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

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FLO-RITE ENGINEERS, INC.
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FAX: (408) 979-0260

BEST MANAGEMENT PRACTICES
CIANCUTTI RESIDENCE
3 GROVE COURT
PORTOLA VALLEY | SAN MATEO COUNTY | CALIFORNIA

NO.	REVISIONS	DATE

Project No.: FLO1301063
Date: 9/30/2013
Designed By: VNM
Drawn By: VNM
Checked By: VNM
Scale: AS SHOWN
Sheet: C-7

PROJECT INFORMATION

PROJECT SCOPE
Renovation and addition to existing historic residence including: removal of previous rear addition, new kitchen, bathrooms, front entry vestibule, exterior decks, and outdoor kitchen. New guest house, pool, garage, driveway, landscaping and paths. Removal of septic system and connection to sewer.

PROJECT ADDRESS
3 Grove Court
Portola Valley, CA
APN 079- 030-170

ZONING DISTRICT - R-E/1
FLOOD ZONE - C
GEOLOGIC ZONE - Str. Pd
AVERAGE SLOPE - 22.9%

MAX IMPERVIOUS SURFACE - 7427 sf
ADJUSTED MAX FLOOR AREA - 5071 sf
85% of AMFA for Main House & 400sf of Garage - 4310 sf

PROPOSED SQUARE FOOTAGE TOTALS:

Main house and 400 sf garage:
4542 sf = 89.5% of current AMFA of 5071 sf

Total floor area:
5721sf = current AMFA of 5071 + 4.9% increase

AREA CALCULATIONS

	Existing	Proposed
Lot size	1.25 ac	1.25 ac
Impervious Surface (including Main House & other accessory structures)	4800 sf	7252 sf
Main House Level 1	1044 sf	736 sf
Main House Level 2	1859 sf	1689 sf
Main House Level 3	1082 sf	1517 sf
Main House TOTAL	3985 sf	4142 sf
Garage	446 sf	621 sf
Guest House	NA	558 sf
TOTAL FLOOR AREA	4431 sf	5321 sf
*Existing Historic Wine Cellar (Proposed to be excluded from calculations)	400 sf	400 sf

SHEET INDEX

Note: Civil Grading and Drainage Plans to be included with Site Development Application

GENERAL REQUIREMENTS

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS, ORDINANCES AND REGULATIONS APPLICABLE AS FOLLOWS:

   2010 CALIFORNIA BUILDING CODE, 2010 CALIFORNIA MECHANICAL CODE, 2010 CALIFORNIA PLUMBING CODE, 2010 CALIFORNIA ELECTRICAL CODE, 2010 CALIFORNIA FIRE CODE, 2010 CALIFORNIA ENERGY CODE

   NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.

2. ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE THE WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.

3. CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WITH COST ESTIMATE. ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED ON PROJECT SITE BY THE CONTRACTOR AND EACH TRADE BEFORE WORK BEGINS. ERRORS, OMISSIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.

4. ALL ITEMS ARE NEW UNLESS SPECIFICALLY INDICATED OR NOTED AS EXISTING.

CONSULTANT TEAM

Jeffrey Mahaney, Architect
54 Wood Lane
Fairfax, CA
Contact: Megan Kelly-Sweeney

Jeff Ingram, Structural Engineer
Ingram Structural Engineering
336 Burning Tree Drive
San Jose, CA 95119

Jonathan Pane, Geotechnical Engineer
Ramig Engineer, Inc.
1390 El Camino Real, Suite 200
San Carlos, CA 94070

Vilina Mandella, Civil Engineer
Ito-Rite Engineers, Inc.
PO Box 24369
San Jose CA 95154

Daniel Bishop, Survey
B & H Surveying, Inc.
901 Wallenmire Street
Belmont, CA 94002

Crystal and John Ciancutti, Owners
12 Tynan Way
Portola Valley, CA 94028

5. COORDINATION:
   THE CONTRACTOR SHALL COORDINATE LAYOUT DIMENSIONS INDICATED ON THE STRUCTURAL, AND ELECTRICAL DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

   SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS, ELEVATIONS, DEPRESSIONS IN SLAB, OPENINGS IN WALLS AND ROOF, ROOF SLOPE, AND ROOF DRAINS.

   IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN.

   THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL, MECHANICAL, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.

   THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF LIGHTS, HVAC OUTLET AND INLET REGISTERS, AND SMOKE DETECTORS BEFORE CONSTRUCTION BEGINS.

6. ON ALL CONTINUOUS SURFACES WHERE CONSTRUCTION INVOLVES MORE THAN ONE MATERIAL, FINISH OR MATERIAL THICKNESS, ALIGN FACE OF FINISH U.N.O.

7. THE CONTRACTOR SHALL REPLACE OR REPAIR, AT CONTRACTOR'S EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED EXISTING UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, TO THEIR ORIGINAL CONDITION WHETHER SHOWN ON THE DRAWINGS OR NOT.

8. VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND SPECIAL STRUCTURAL SUPPORT REQUIREMENTS WITH EQUIPMENT MANUFACTURERS BEFORE INSTALLING BACKING PLATES AND SUPPORT.

9. THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, U.N.O.

10. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

11. ELECTRICAL, MECHANICAL, PLUMBING, AND SPRINKLER SYSTEMS SHALL BE INCLUDED IN A DEFERRED SUBMITTAL STAMPED AND SIGNED BY A REGISTERED ENGINEER OR ARCHITECT AND REVIEWED AND SIGNED BY THE ARCHITECT OR ENGINEER OF RECORD STATING THE SUBMITTAL WAS FOUND TO BE IN GENERAL CONFORMANCE WITH THE PROJECT DESIGN. AS PER CBC R106.3.3.

DECAY/TERMITE AND MOISTURE PROTECTION:

12. Floor Dampproofing: Provide damp-proofing for concrete slab, 6 mil visqueen min. Joints in membrane shall be lapped and sealed in approved manner. CBC R317.1 (3)

13. Floor Dampproofing at existing slab: Provide damp-proofing solution for existing concrete slab under converted area to habitable space. 6 mil polyethylene, mopped on bitumen or submit other approved method and/or material. Joints in membrane shall be lapped and sealed in approved manner.

14. Plates, Sills and Sleepers: All foundation plates or sills and sleepers on a concrete slab, which is in direct contact with earth, and sills that rest on concrete foundations, shall be treated wood or foundation grade redwood. CBC R317.1 (3)

WALL FINISHES CONSTRUCTION:

16. Weather-Resistive Barriers: For stucco or veneer, when applied over wood base sheathing, the barrier shall include two layers of Grade D paper (or approved equivalent submitted with documentation). CBC R703.4.3

16. Exterior Plaster: Flashing with cement plaster shall not be less than three coats (7/8" total thickness) when applied over metal lath or wire fabric lath and shall not be less than two coats when applied over masonry, concrete or gypsum backing. CBC R703.6.2

17. Gypsum Wallboard Not Allowed on Showers and Tubs: Cement, fiber-cement or glass mat gypsum backers shall be used as a base for wall tile in tub and shower areas. Water resistant gypsum backer board shall not be used over a vapor retarder in showers or tubs, nor on ceilings with joists of greater than 12" o.c. for 1/2" GB or 16" o.c. for 5/8" GB.

ELECTRICAL:

E1. All smoke detectors to sound an alarm audible in any sleeping areas of the dwelling unit; smoke detectors must receive power from building wiring and be equipped with battery back-up.

E2. CARBON MONOXIDE AND SMOKE DETECTORS TO BE INCLUDED IN A DEFERRED SUBMITTAL.

E3. KITCHEN CIRCUITS:
- Two 20-amp small appliance circuits supplying kitchen
- Separate circuit for D/W
- Separate circuit for disposal
- Separate circuit for installed microwave

E4. Bathrooms and kitchen to have motion sensor light switch.

E5. Fixtures in rooms w/ shower & bathtubs to have "suitable for damp locations" label.

E6. Light fixtures in closets to be min. 12" from face of shelf if incandescent, 6" if fluorescent or recessed.

E7. Recessed ceiling fixtures to be insulated cover (I.c.) listed.

E8. All dryers and cooking units to have a 4-prong outlet w/ four conductor wires and an insulated neutral.

E9. All bathroom receptacles to be supplied by a dedicated 20 amp circuit w/ GFCI protection.

E10. All laundry room receptacles to be supplied by a dedicated 20 amp circuit.

E11. Required exterior receptacles at front and rear of home must be within 7'6" of grade and be waterproof and GFCI protected.

E12. All receptacles @ the exterior, kitchen countertops, w/in 7'2" of a wet bar sink, garages and unfinished basement/crawl spaces must be GFCI protected.

E13. Central heating equip. shall be supplied by an individual branch circuit.

E14. UFER grounding electrode and bonding of gas & water lines.

E15. All branch circuits supplying bedrooms to be protected by an arc-fault circuit interrupter.

SEE LIGHTING PLAN FOR ADDITIONAL REQUIREMENTS RELATED TO ENERGY EFFICIENCY STANDARDS.

MECHANICAL:

M1. Duct connections to be wrapped w/ listed ul 181 tape in accordance w/ the following:
   A. Attach the inner core to the collar w/ at least two wraps of approved duct tape and secure w/ an approved clamp
   B. Pull jacket and insulation back over the inner tape jacket w/ two wraps of an approved tape or an approved clamp

M2. Contractor to provide and post on the structure at final inspection a completed insulation certificate and installation certificate

M3. Required bathroom mechanical ventilation systems must be capable of providing five air changes per hour.

M4. Hydronic Heating: Details and manufacturer's catalogue cuts of hydronic heating system of be provided in deferred submittal.

M5. Dryer Vent: Provide dryer vent to outside air. It shall not exceed a combined horizontal and vertical length of 14 feet including up to two ninety degree angles. reduce allowed length by two feet for every 90 degree elbow beyond the allowed two. To be shown on plans in deferred submittal. CMC 504.3.

M6. Dryer Vent: Note on plans. "Flexible duct connectors of not more than 6 feet is allowed but shall not be concealed within construction." CMC 504.3.2.1.

F1. Pressure balance or thermostatic mixing valves @ tub/shower (120 deg. max.); verify @ rough plumbing inspection.

F2. All bldg. water supply systems w/ quick-acting valves (washing machines, dishwashers, etc.) shall be provided w/ devices to absorb high pressures resulting from the quick closing of these valves.

F3. All shower compartments to have a min. interior floor area of 1,024 sq. in. and to be capable of encompassing a 30" circle.

F4. Glass doors and/or panels at all bathtub and/or shower enclosures and adjacent wall openings within 60" of a standing surface and drain inlet shall be fully tempered, laminated safety glass or approved plastic.

F5. Hinged shower doors shall open outward.

F6. Water Closet Flush: "Water Closets, either flush tank, flushometer tank, or flushometer valve operated, shall have an average consumption of not more than 1.28 gallons of water per flush. CPC 402.2.

F7. Shower Flow: "Shower heads shall be designed and manufactured so that they will not exceed a water supply flow rate of 2.5 gallons per minute, CPC 402.3.1.

F8. Lavatory and Kitchen Faucets Flow: "Faucets shall be designed and manufactured so that they will not exceed a water flow rate of 2.2 gallons per minute. CPC 402.1.2.

F9. Hose Bibbs: Provide Anti-siphon Device on all hose bibbs. Hose bibbs shall be protected by a listed non-removable hose bibb type back flow preventer or by a listed atmospheric vacuum breaker. CPC Sec. 603.2.3.

F10. Water Hammer: Deferred submittal to provide a note indicating the type of pressure-absorbing devices at the following quick-acting valves: dishwashers and washing machines in dwelling units. Pressure-absorbing devices shall be either air chambers or listed mechanical devices. CPC Sec. 609.10.

F11. Water Heater Combination Pressure and Temperature Relief Valves: Relief valves shall extend to outside of the building (or to garage floor in area that will drain to outside) with the end of the pipe not more than 2 ft nor less than six inches above the ground and pointing downward. CPC Sec. 505.4 & 608.5.

F12. Water Heater Access: Opening or doorway to water heater shall not be less than required for water heater access for service and removal, UPC Sec. 508.3.

F13. Water Heater Combustion Air: Indicate method and size of openings for the required combustion air for fuel burning water heaters. (Or, if in garage, provide 50 cu. ft. of volume per sq. 1,000 BTU/Hr. CPC Sec. 307.2.)

F14. Water heater pressure relief valves: "The pressure relief valve shall be extended to the exterior within 6" to 24" of the grade (or to garage floor in area that will drain to outside.) The terminal end of the pipe shall not be threaded." CPC 505.6 & 608.5.

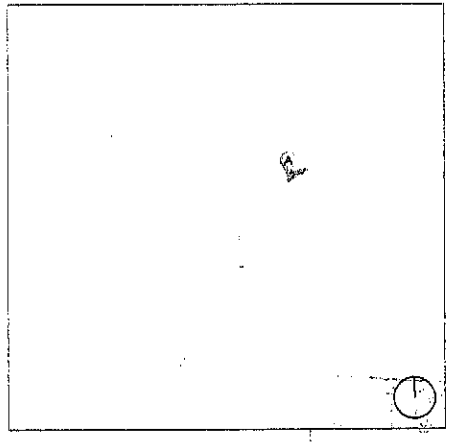
F15. Shower & Bathtub Water Temperature: For showers, bathtubs and whirlpool baths, water discharge shall be limited to 120 degrees f. This provision shall not depend on the water heater thermostat adjustment. CPC Sec. 414.5 & 418.0.

F16. Pipe insulation to hot water lines to Kitchen: Hot water pipes ¾" and greater leading to kitchen to be insulated. 2010 Energy Efficiency Standards, Section 150(j)(4).

FIRE SAFETY NOTES:

1. THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2010) AND DISTRICT AMENDMENTS.
2. FIRE RESISTIVE CONSTRUCTION ELEMENTS, (EAVES, ATTIC VENTING, SIDING, WINDOWS, GUTTERS), SHALL BE USED AS REQUIRED BY CALIFORNIA BUILDING AND FIRE CODES (2010) IN WILDLAND URBAN INTERFACE AREAS .
3. ROOF COVERINGS TO BE NO LESS THAN CLASS 'A' RATED ROOF.
4. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED IN A READILY VISIBLE LOCATION; NUMBERS TO BE A MINIMUM OF 4" TALL AND OF A COLOR CONTRASTING THEIR BACKGROUND.
5. A 30 FT. CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES.
6. FIRE SPRINKLERS TO BE INCLUDED IN A DEFERRED SUBMITTAL.
7. OCCUPANCY CLASSIFICATION: R3
8. THE OCCUPANCY, CLASSIFICATION, BUILDING CONSTRUCTION TYPE/FIRE RATING AND SPRINKLERED OR NONSPRINKLERED AS DETERMINED BY THE BUILDING OFFICIAL AND OUTLINED IN PART IV OF THE CALIFORNIA BUILDING CODE. e.g. R-3, TYPE VN, SPRINKLERED

SITE LOCATION



* GC TO PROVIDE SHOP DRAWINGS FOR ALL CASEWORK SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT PRIOR TO CONSTRUCTION.

OCT 04 2013

PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Cover Sheet

REVISIONS
ASCC - 8/27/13
ASCC - 9/26/13

ASCC PERMIT

SCALE

A1.0

SHEET

PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
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Fairfax, CA

C - 28390

Existing Site Plan

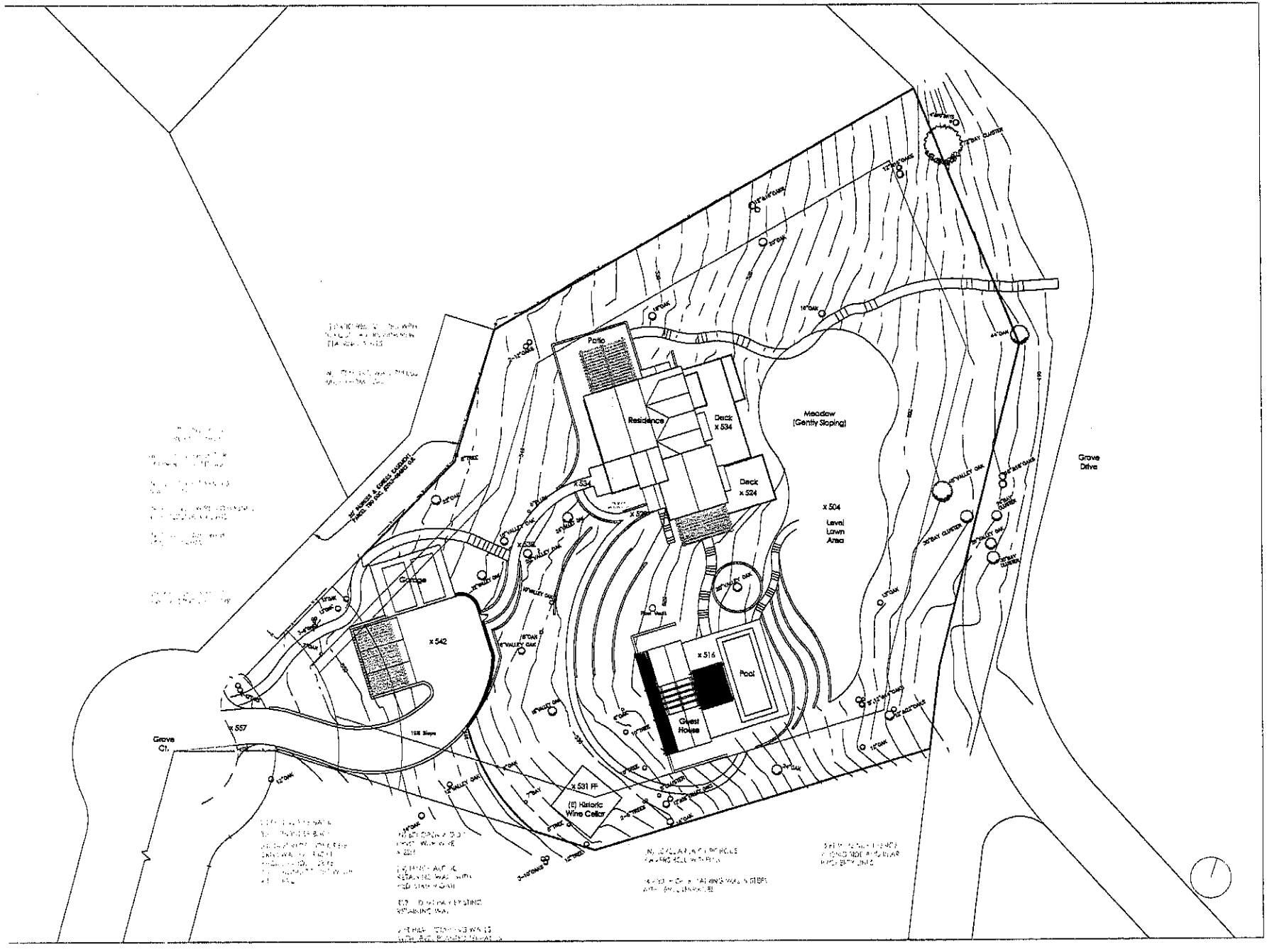
REVISIONS

ASCC - 8/27/13

ASCC PERMIT SET

1/16" = 1'-0"
SCALE

A2.1
SHEET



PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Proposed
Site Plan

REVISIONS

ASCC- 8/27/13

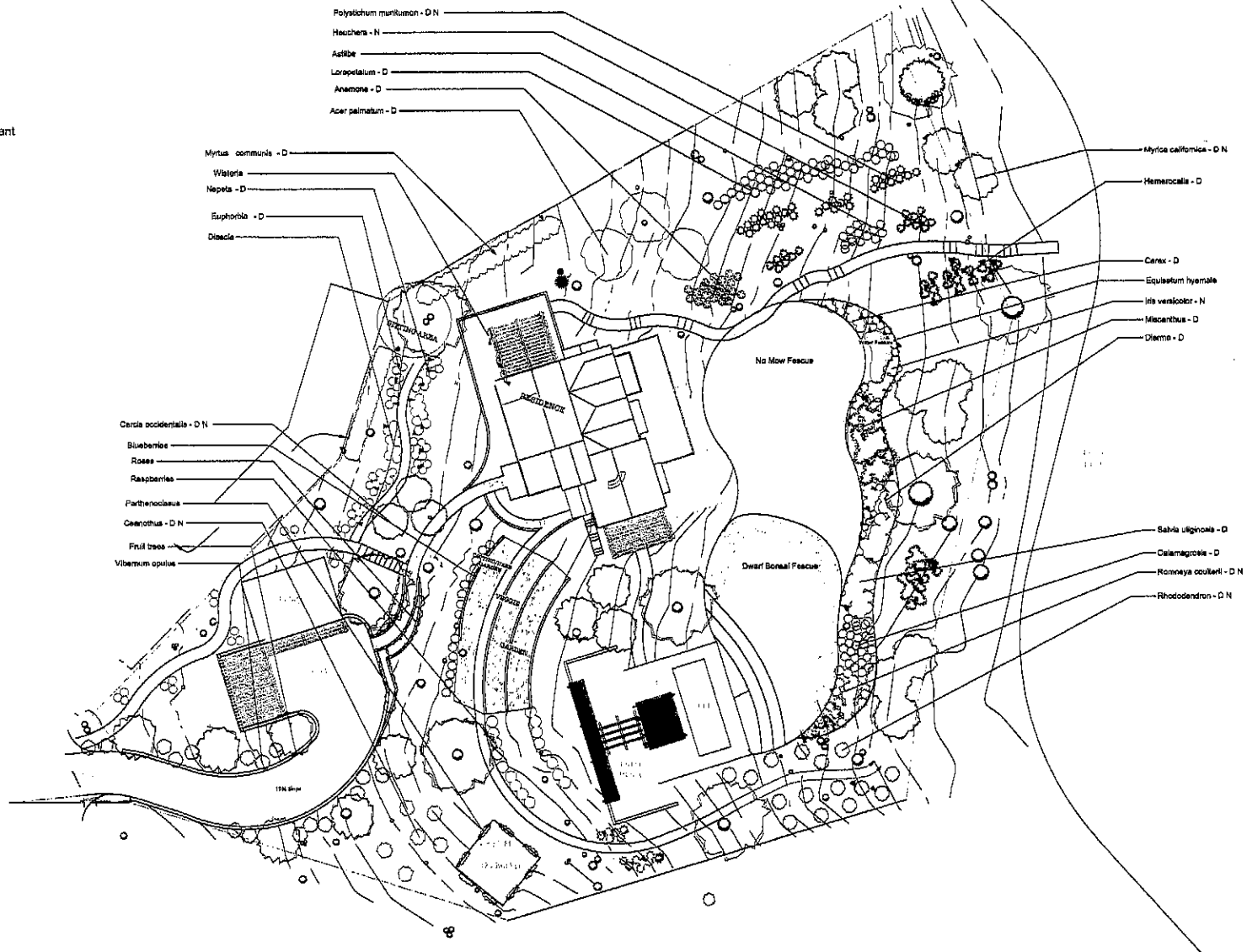
ASCC - 9/25/13

ASCC PERMIT SET

1/16" = 1'-0"
SCALE

A2.2
SHEET

LEGEND
D- Drought Tolerant
N- Native



PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
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C - 28390

Proposed
Landscape Plan

REVISIONS

9/29/13

PRELIMINARY

1/16" = 1'-0"
SCALE

A2.3
SHEET

- VALVE 1 – DRIP TO DRIVEWAY PLANTS
- VALVE 2 – DRIP TO MYRTLES
- VALVE 3 – DRIP TO FRONT BED
- VALVE 4 – DRIP TO VEGGIE GARDEN
- VALVE 5 – DRIP TO FRUIT TREES
- VAVLE 6 – DRIP TO WOODLAND PLANTING SOUTH OF PROPERTY
- VALVE 7 – DRIP TO RHODODENDRONS
- VALVE 8 – POP UP HEADS TO NO-MOW (HUNTER PGP OR MP ROTERS)
- VALVE 9 – POP UP HEADS TO DWARF BONSAI
- VALVE 10 – DRIP TO PERENNIAL BED
- VALVE 11 – DRIP TO WOODLAND PLANTING NORTH OF PROPERTY
- VALVE 12 – DRIP TO WATER FEATURE PLANTS

ALL VALVES IN BOXES WITH FILTER AND PRESSURE REGULATOR, AUTOMATIC 3/4" VALVES

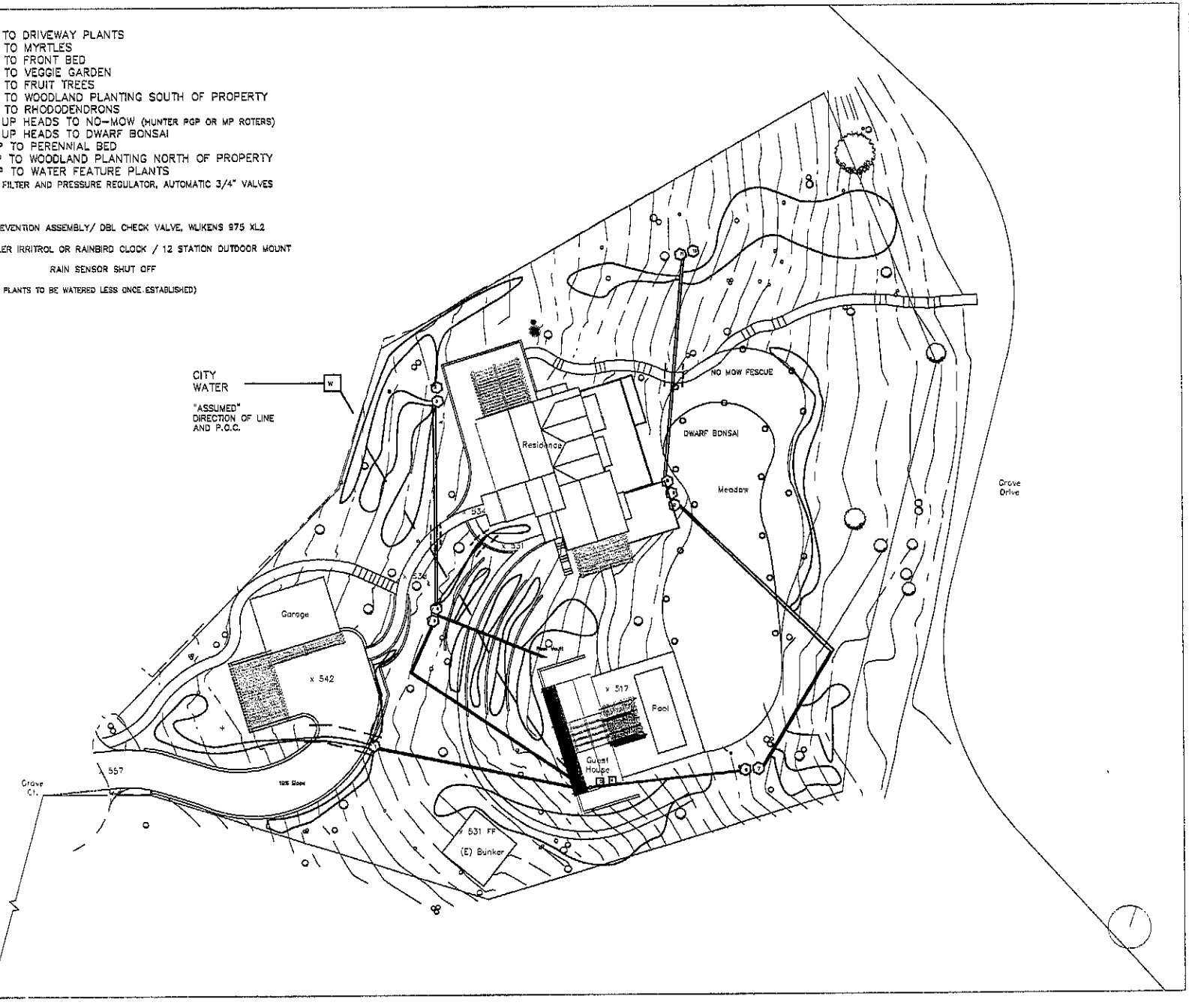
= = 3" SLEEVES

BACK FLOW PREVENTION ASSEMBLY/ DBL CHECK VALVE, WILKENS 975 XL2

C CONTROLER IRRITROL OR RAINBIRD CLOCK / 12 STATION OUTDOOR MOUNT

R RAIN SENSOR SHUT OFF

(NATIVES & DROUGHT TOLERANT PLANTS TO BE WATERED LESS ONCE ESTABLISHED)



PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Proposed irrigation Plan

REVISIONS
ASCC Permit - 8/27/13

ASCC PERMIT SET

1/16" = 1'-0"
SCALE

A2.4
SHEET

LOW VOLTAGE LIGHTS

3-K LIGHTING CAMINO STAR SYTLE D PATH LIGHTS (@ 10 FT SPACING) AT:

(1) ALONG PATH/STAIRS FROM FRONT GATE TO HOUSE

(2) ALONG DRIVEWAY

(3) ALONG PATH FROM GARAGE TO HOUSE AND MUDROOM ENTRY

(4) ALONG PATH/STEPS FROM HOUSE TO POOL

(5) ALONG PATH/STEPS FROM POOL TO LAWN /LAWN BORDER

(6) ALONG PATH/STEPS FROM HOUSE TO LOWER STREET

3-K LIGHTING EL CAPITAN EXTERIOR DOWN LIGHTS AT:

[9] FRONT ENTRY (QTY 2)

[10] GARAGE DOORS (QTY 2)

[11] TRELLIS OVER PATIO (QTY 4)

[12] MUDROOM ENTRY (QTY 1)

[13] TRELLIS OVER OUTDOOR KITCHEN (QTY 4)

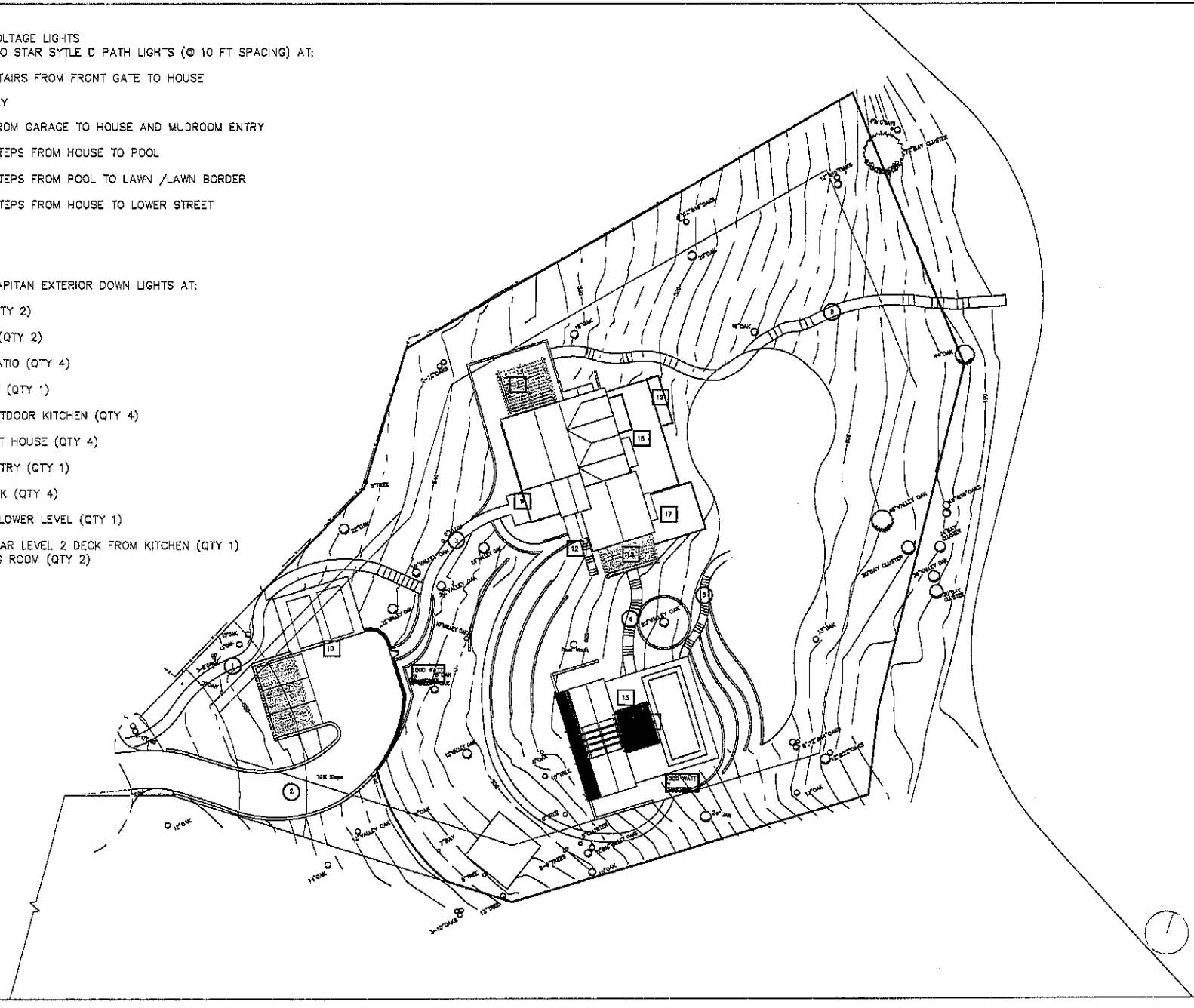
[14] TRELLIS AT GUEST HOUSE (QTY 4)

[15] GUEST HOUSE ENTRY (QTY 1)

[16] LOWER REAR DECK (QTY 4)

[17] REAR ENTRY TO LOWER LEVEL (QTY 1)

[18] AT DOORS TO REAR LEVEL 2 DECK FROM KITCHEN (QTY 1) AND FROM DINING ROOM (QTY 2)



PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

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54 Wood Lane
Fairfax, CA

C - 28390

Proposed Outdoor Lighting Plan

REVISIONS

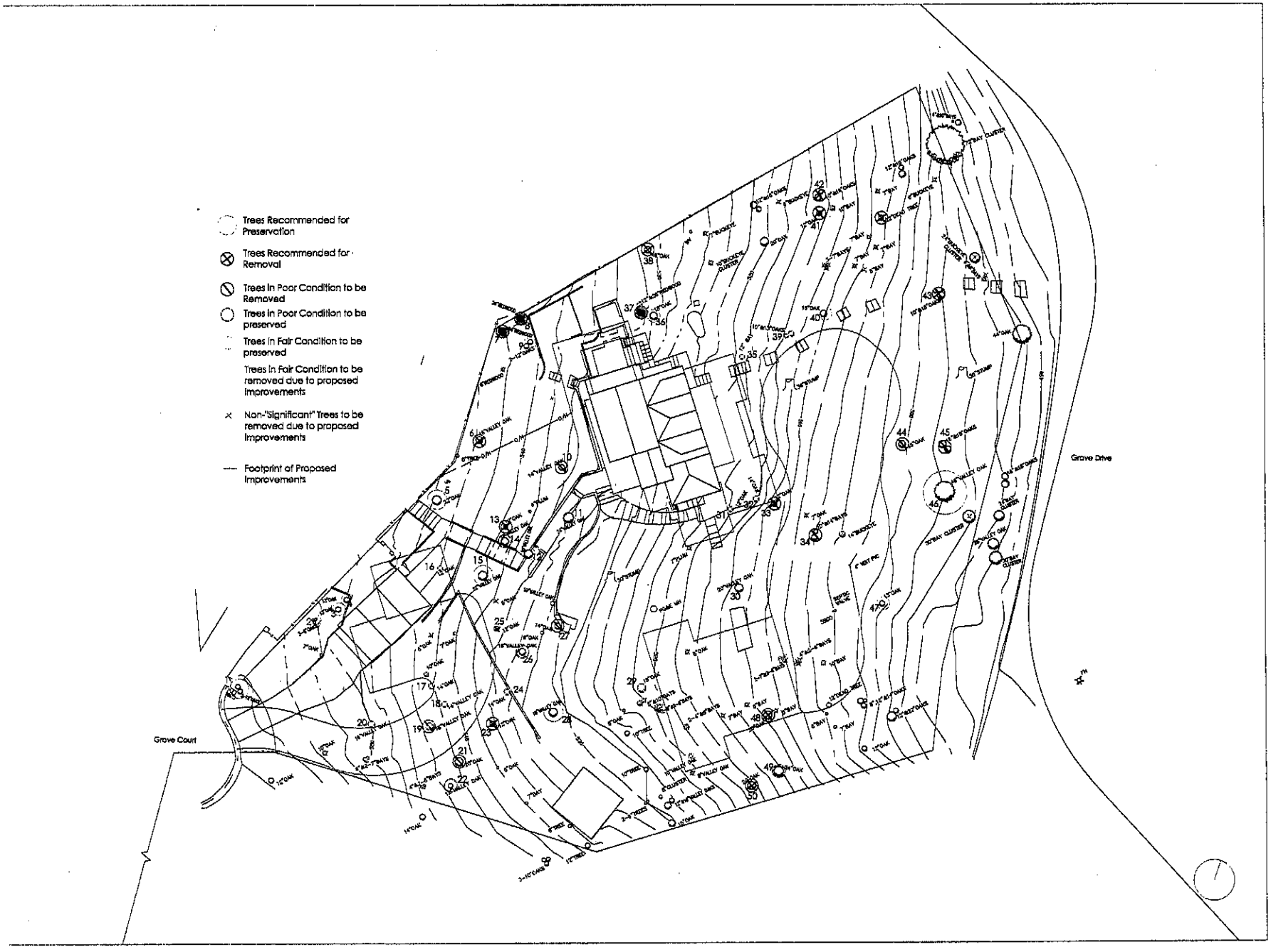
ASCC- 8/27/13

ASCC - 9/25/13

ASCC PERMIT SET

1/16" = 1'-0"
SCALE

A2.5
SHEET



PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Tree Removal Plan

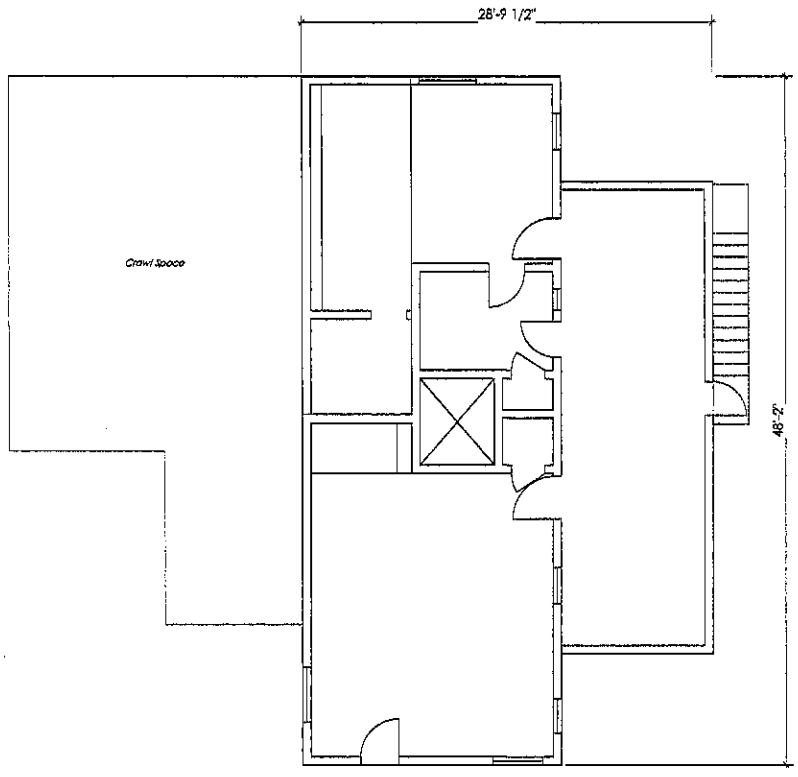
REVISIONS

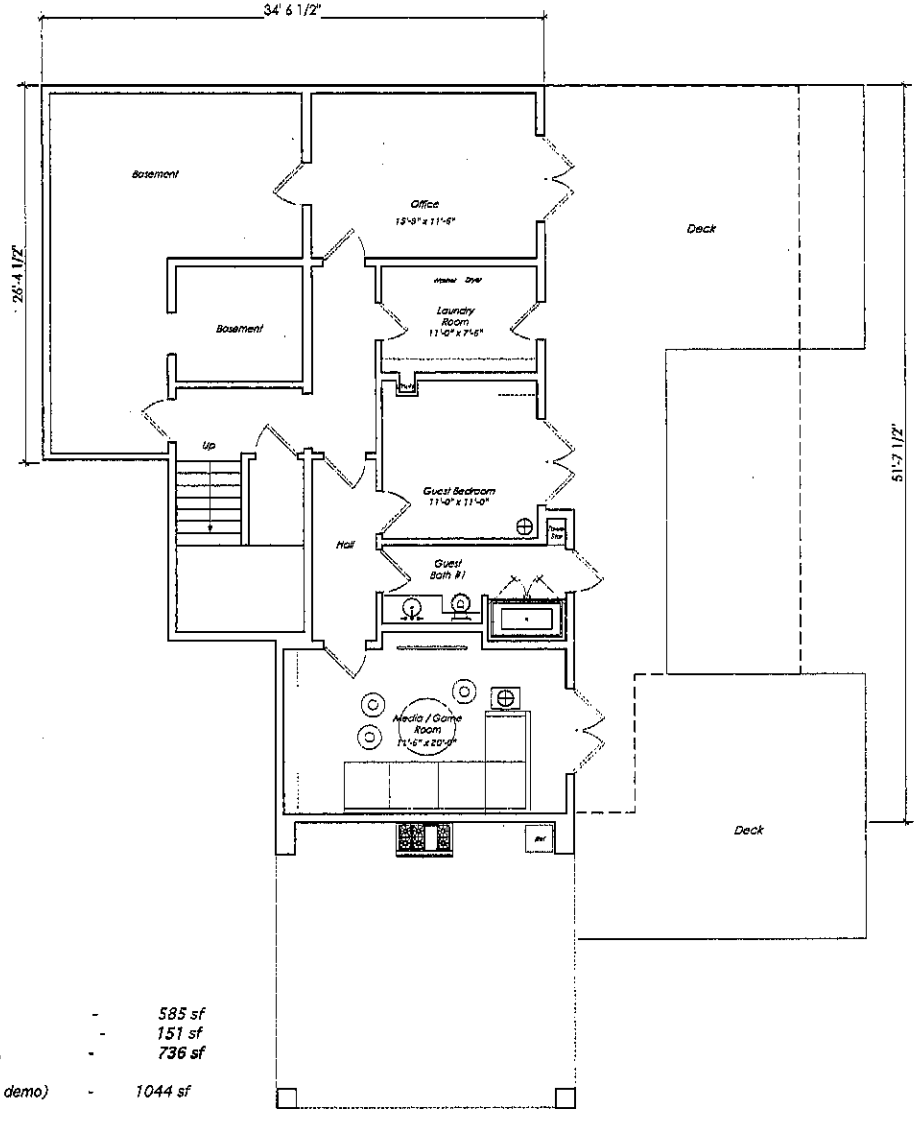
ASCC - 8/27/13

ASCC PERMIT SET

1/16" = 1'-0"
SCALE

A2.6
SHEET





100% Sq. Ft (RED)	-	*585 sf*
50% Sq. Ft. (GREEN)	-	*151 sf*
TOTAL LOWER FLOOR SQ. FT.	-	*736 sf*
Existing Lower Floor (before demo)	-	*1044 sf*

Basement is in BLUE

Existing Level 1/Lower Floor Plan

Proposed Level 1/Lower Floor Plan

PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Existing
&
Proposed
Level 1/Lower
Floor Plan

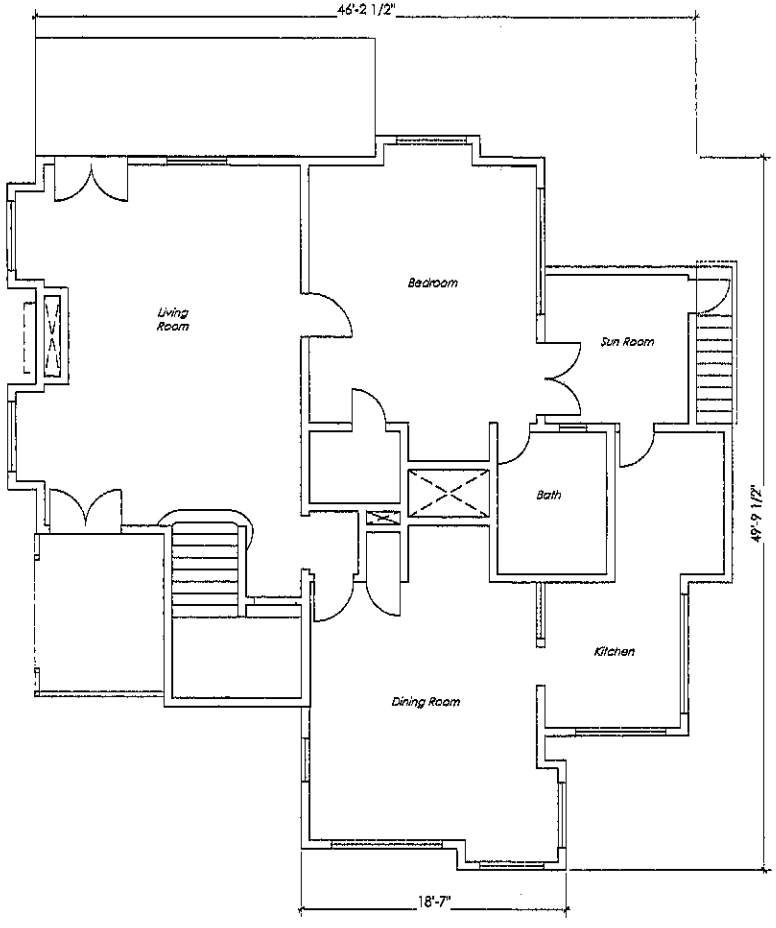
REVISIONS

ASCC PERMIT 8 - 27 - 13
ASCC PERMIT 9 - 26 - 13

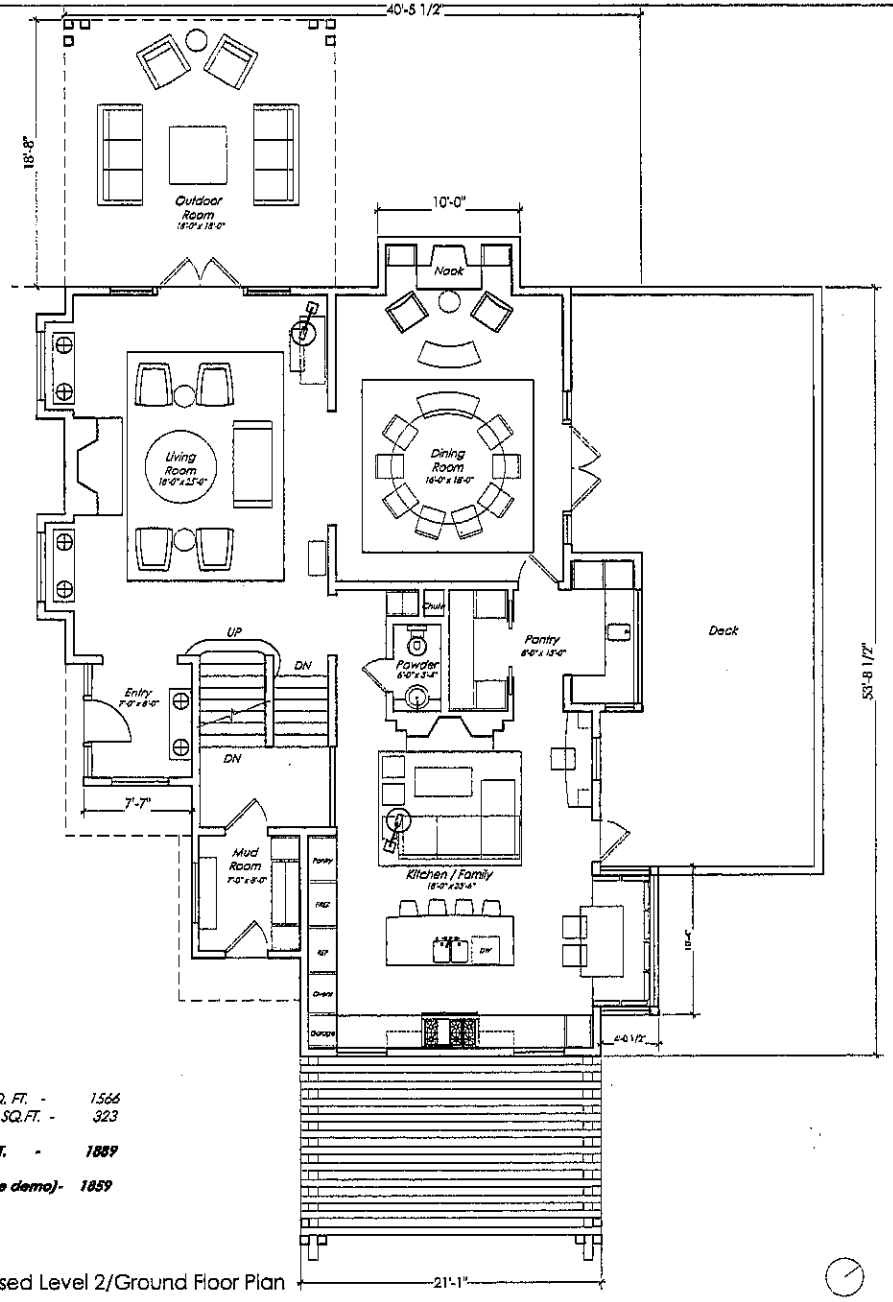
ASCC PERMIT SET

1/4" = 1'-0"
SCALE

A2.7
SHEET



Existing Level 2/Ground Floor Plan



Proposed Level 2/Ground Floor Plan

EXISTING GROUND FLOOR SQ. FT. - 1566
PROPOSED GROUND FLOOR SQ.FT. - 323

TOTAL GROUND FLOOR SQ. FT. - 1889

Existing Ground Floor (before demo)- 1859

PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

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C - 28390

Existing & Proposed Level 2 / Ground Floor Floor Plan

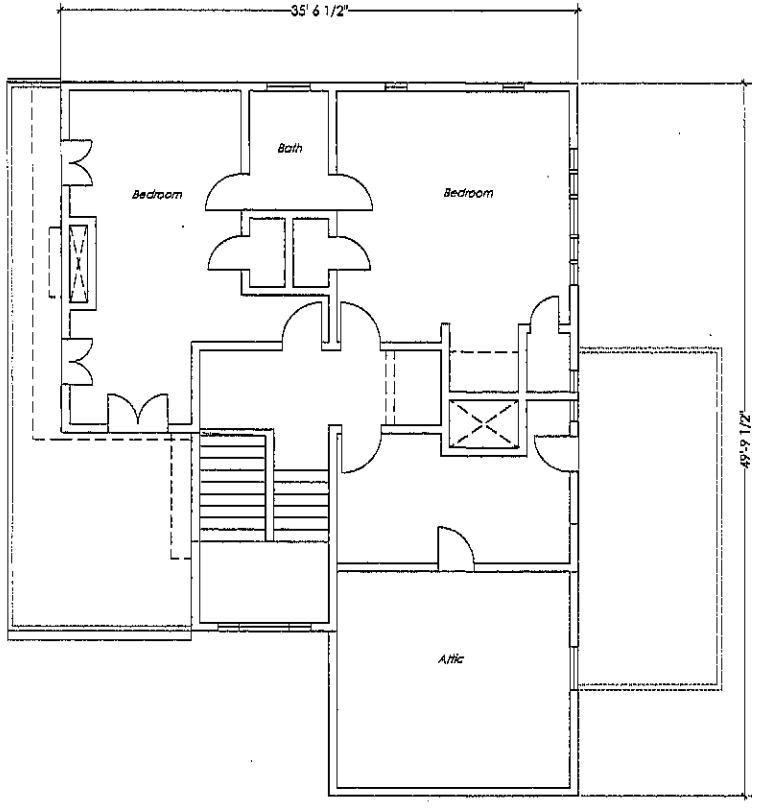
REVISIONS

ASCC PERMIT 8 - 27 - 13
ASCC PERMIT 9 - 26 - 13

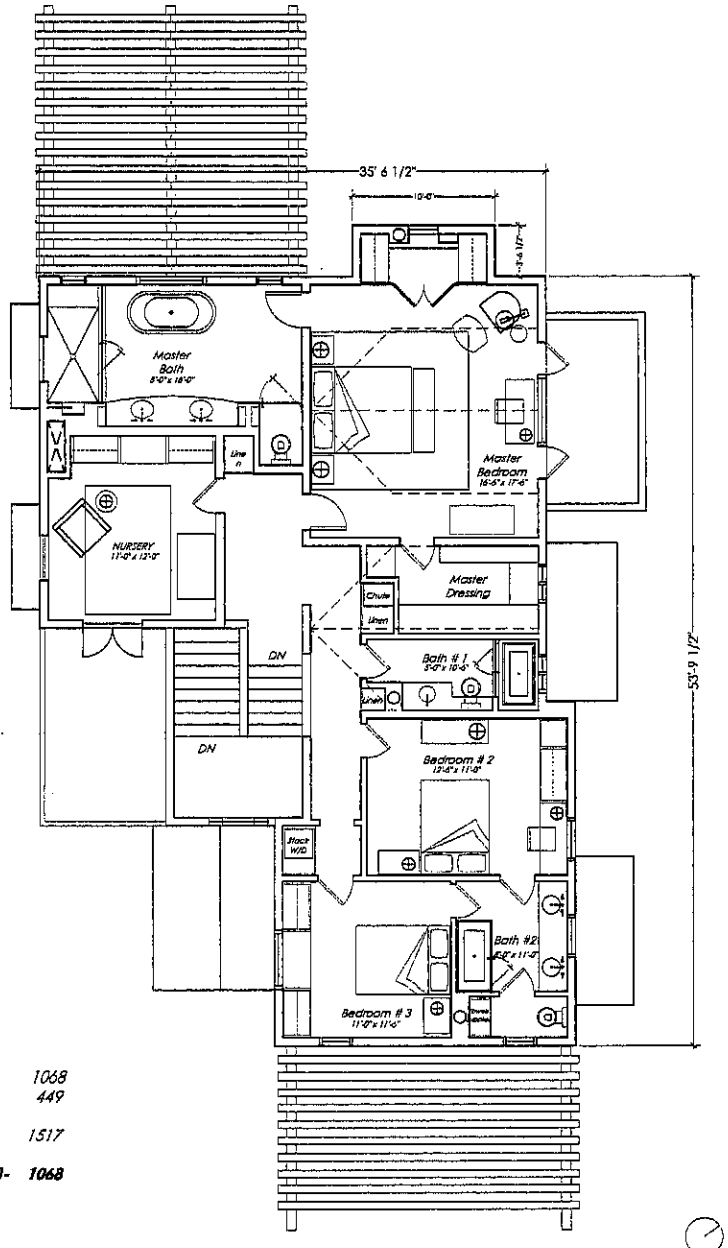
ASCC PERMIT SET

1/4" = 1'-0"
SCALE

A2.8
SHEET



Existing Level 3/Upper Floor Plan



EXISTING UPPER FLOOR SQ. FT.	-	*1068*
PROPOSED UPPER FLOOR SQ.FT.	-	*449*
TOTAL UPPER FLOOR SQ. FT.	-	*1517*
Existing Upper Floor (before demo)	-	***1068***

Proposed Level 3/Upper Floor Plan

PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Existing
&
Proposed
Level 3/Upper
Floor Plan

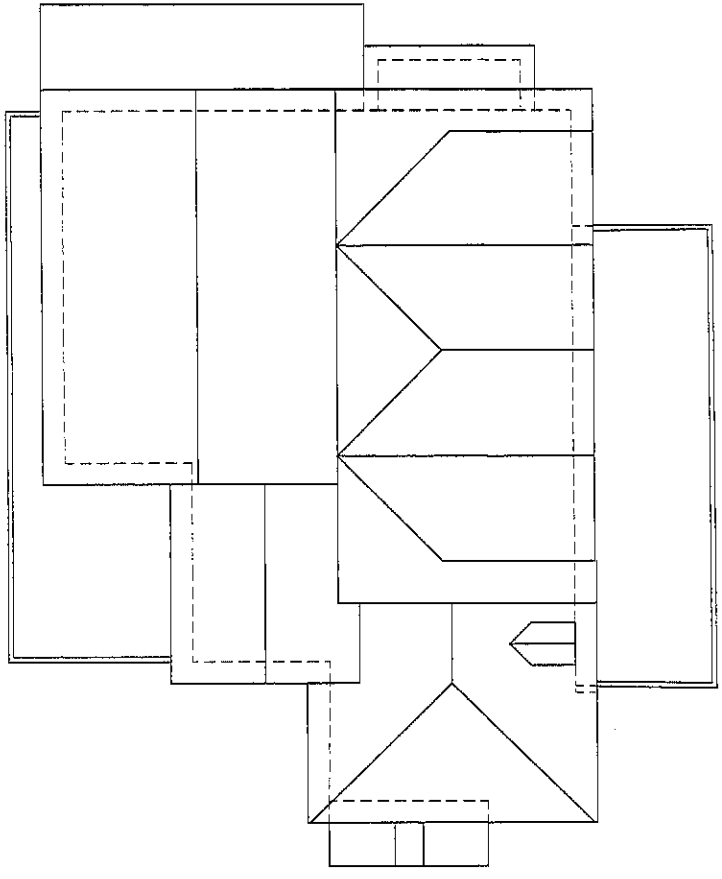
REVISIONS

ASCC PERMIT 8 - 27 - 13

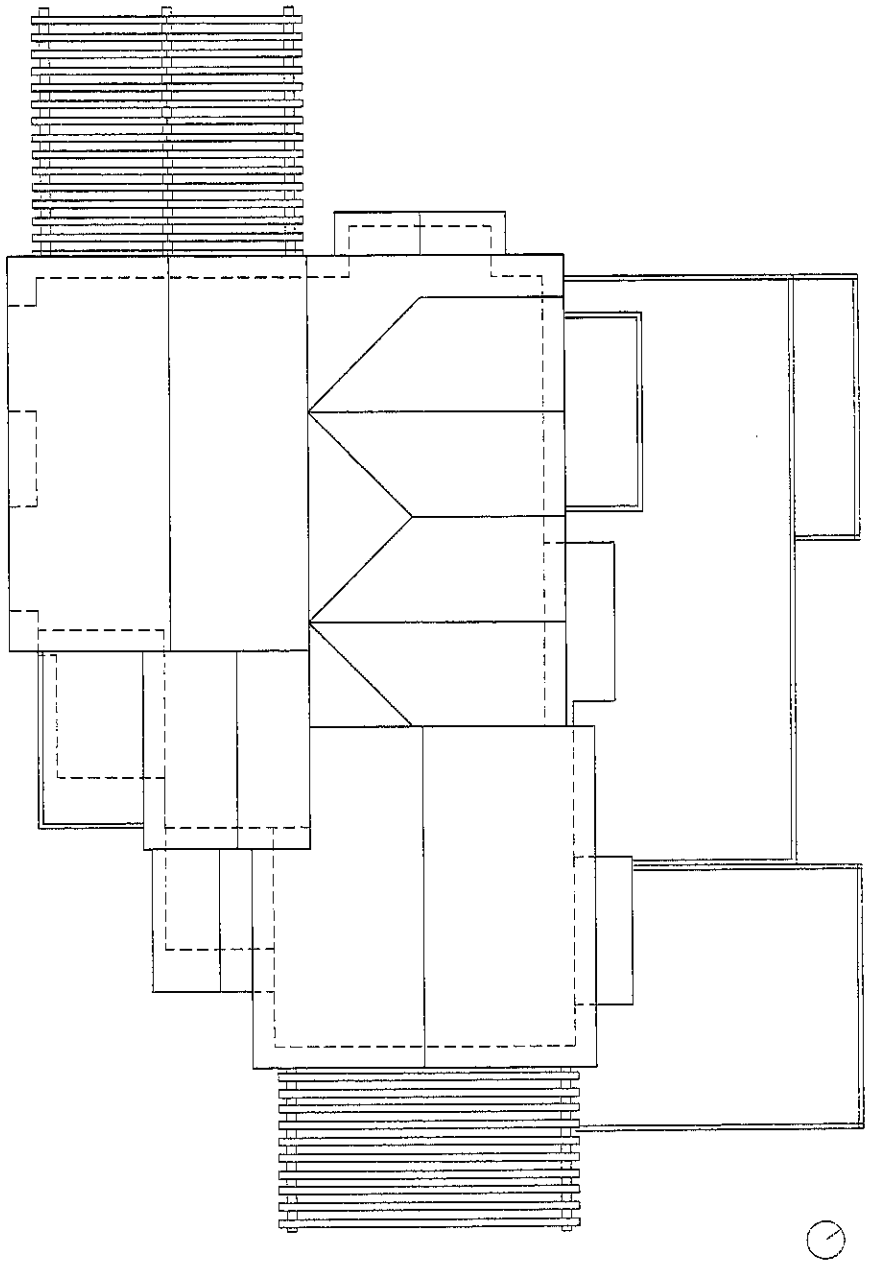
ASCC PERMIT SET

1/4" = 1'-0"
SCALE

A2.9
SHEET



Existing Roof Plan



Proposed Roof Plan

PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 26390

Existing
&
Proposed
Roof Plan

REVISIONS

ASCC PERMIT 8 - 27 - 13
ASCC PERMIT 9 - 26 - 13

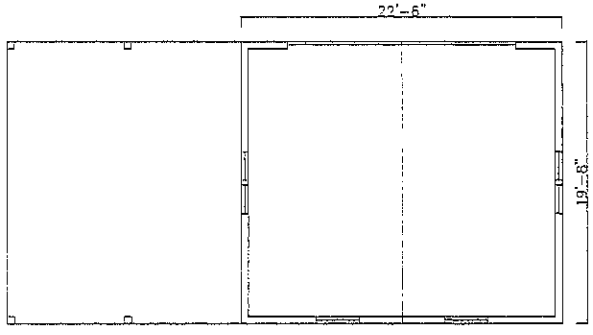
ASCC PERMIT SET

1/4" = 1'-0"

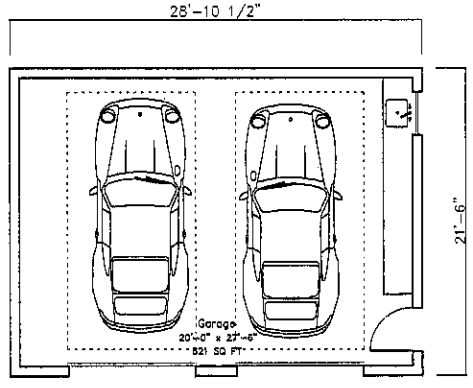
SCALE

A2.10

SHEET



Existing Garage Plan



Proposed Garage Plan

PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Existing & Proposed Plans - Garage

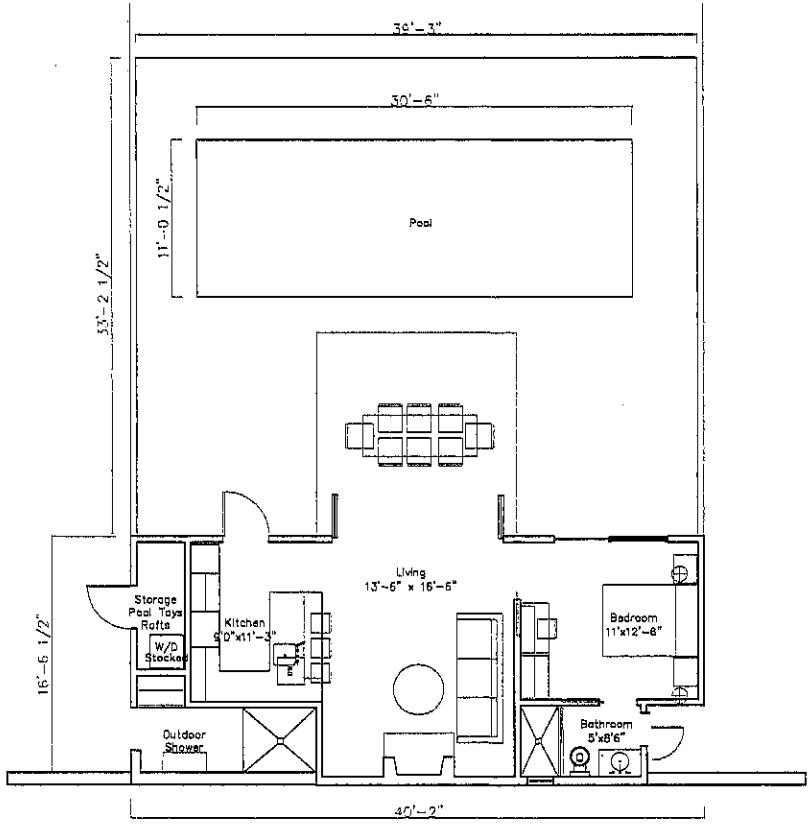
REVISIONS

ASCC - 8/27/13

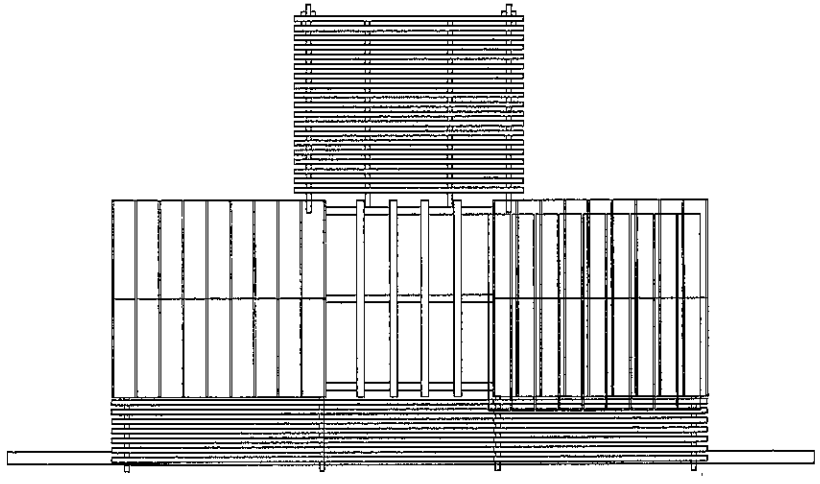
ASCC PERMIT

1/4" = 1'-0"
SCALE

A2.11
SHEET



Floor Plan – Proposed Guest House



Roof Plan – Proposed Guest House

PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Proposed Plan - Guest House

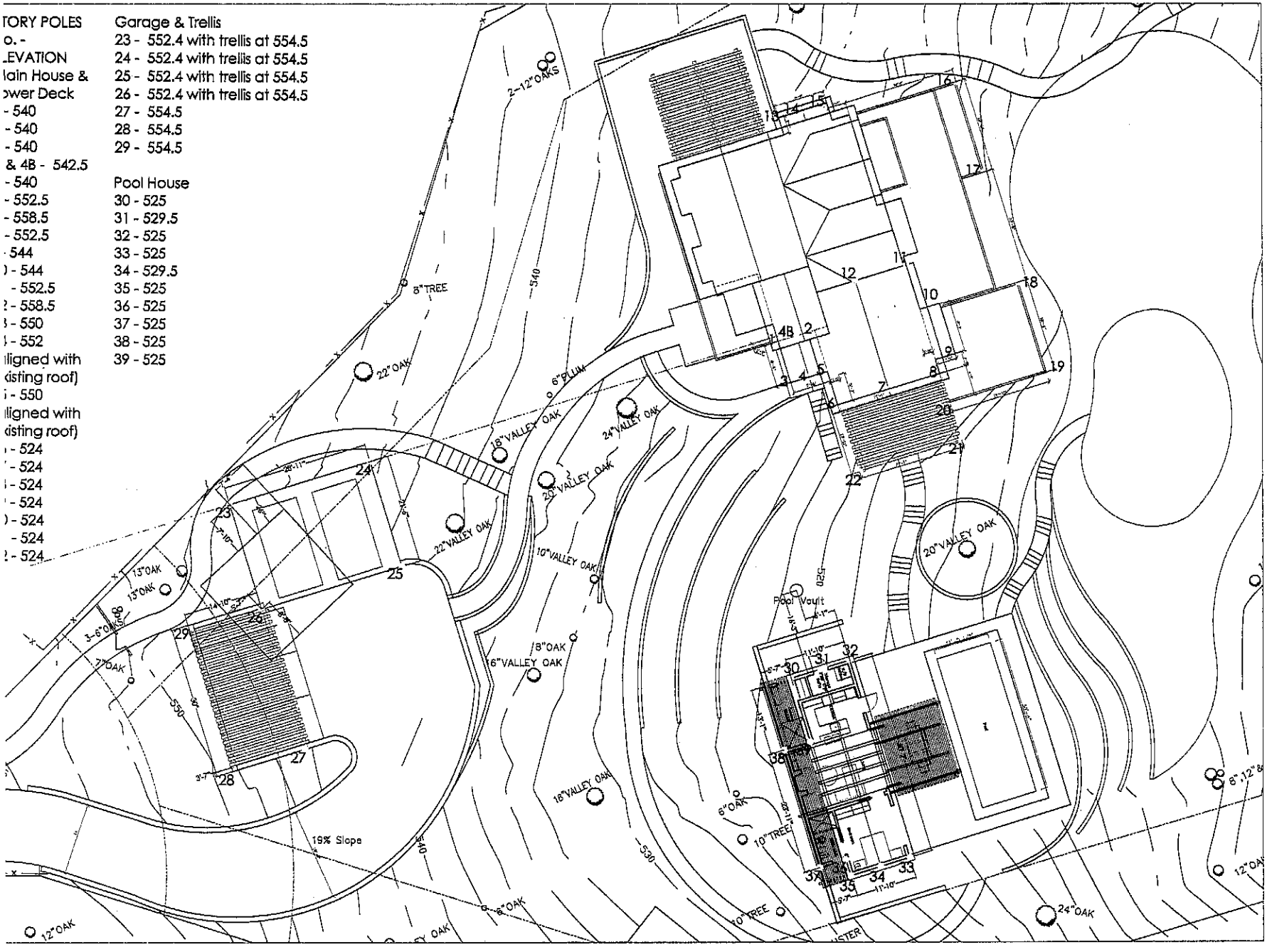
REVISIONS

ASCC - 8/27/13
ASCC 9/26/13

ASCC PERMIT

1/4" = 1'-0"
SCALE

A2.12
SHEET



PROJECT

Private Residence
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Portola Valley, CA

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ARCHITECT

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54 Wood Lane
Fairfax, CA

C - 28390

Proposed Story Pole Plan

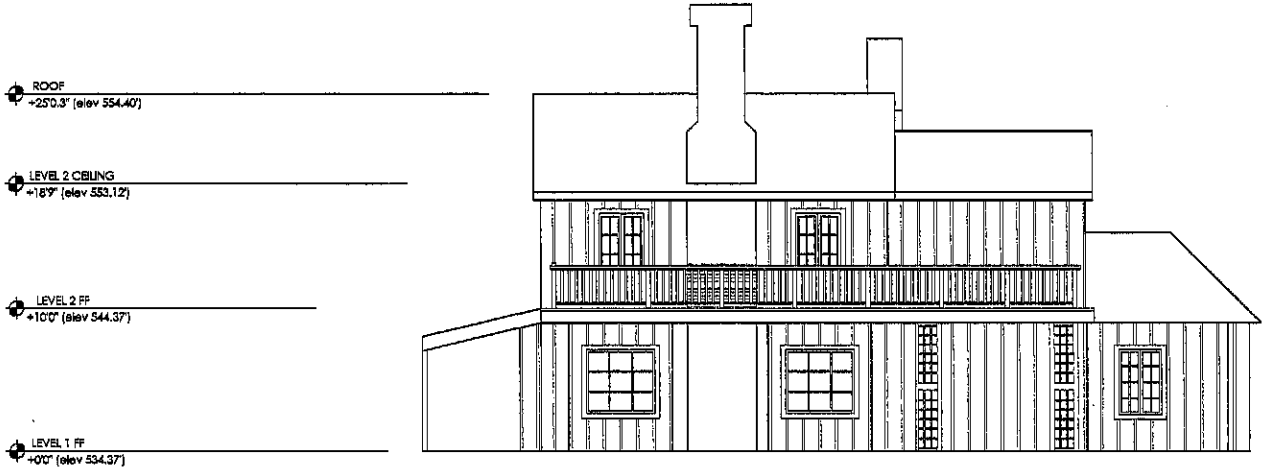
REVISIONS

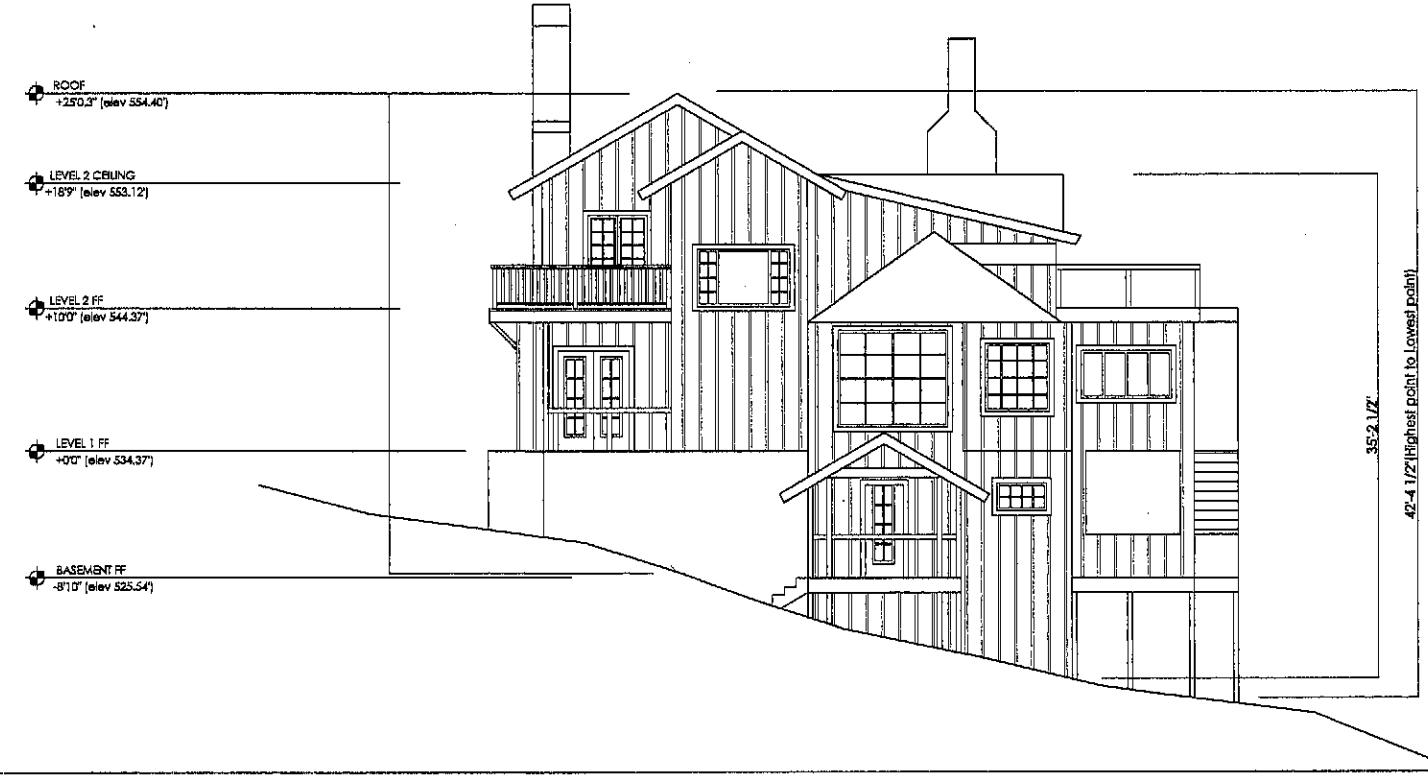
8/21/13
9/25/13

PRELIMINARY

1/8" = 1'-0"
SCALE

A2.13
SHEET





PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Existing Exterior Elevations

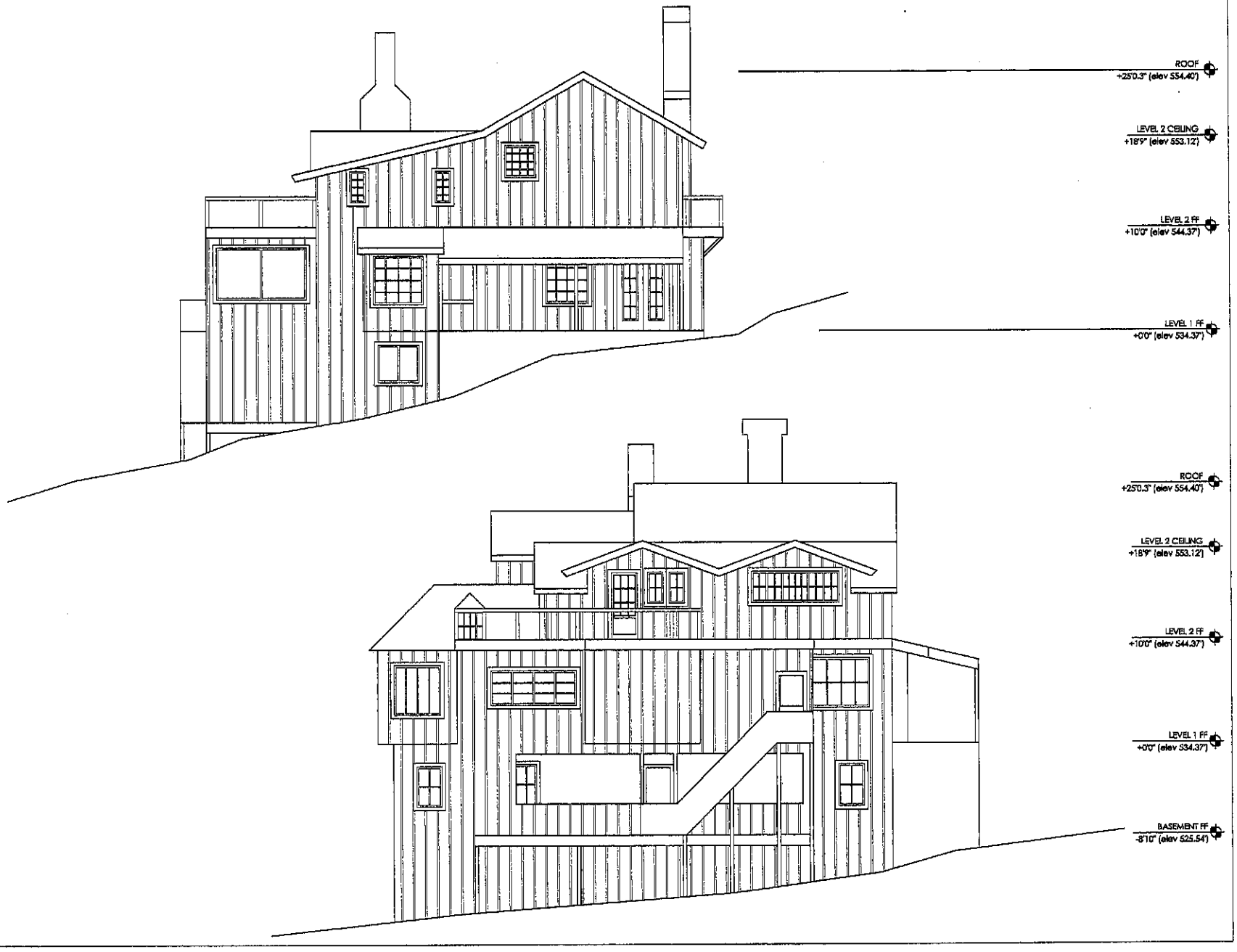
REVISIONS

ASCC PERMIT 8-27-13

ASCC PERMIT SET

1/4" = 1'-0"
SCALE

A3.1
SHEET



PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Existing Exterior Elevations

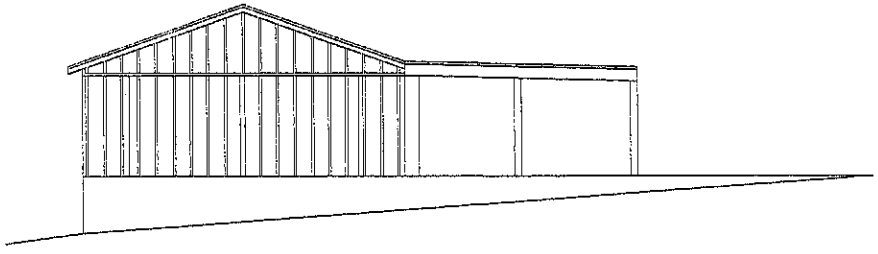
REVISIONS

ASCC PERMIT 8 - 27 - 13

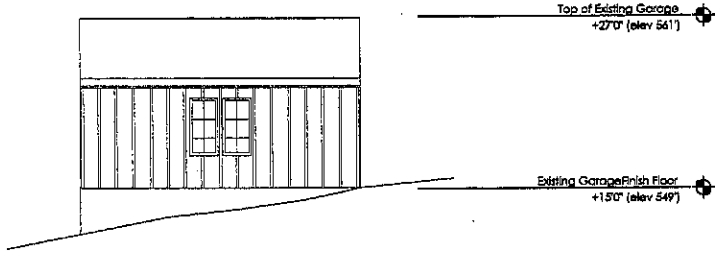
ASCC PERMIT SET

1/4" = 1'-0"
SCALE

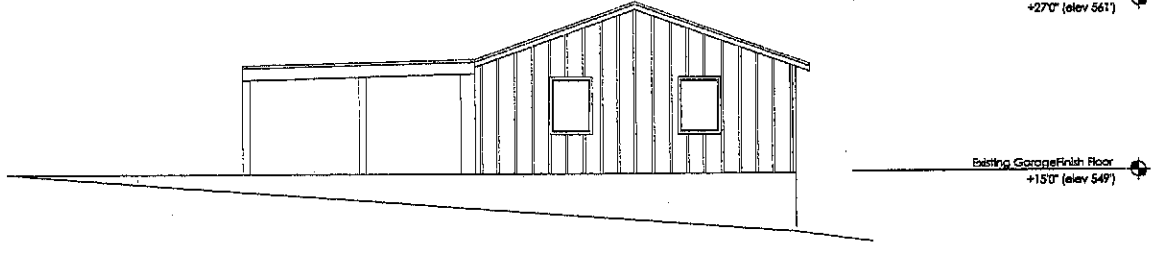
A3.2
SHEET



Existing Garage West Elevation



Existing Garage North Elevation



Existing Garage East Elevation

PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Existing Elevations - Garage

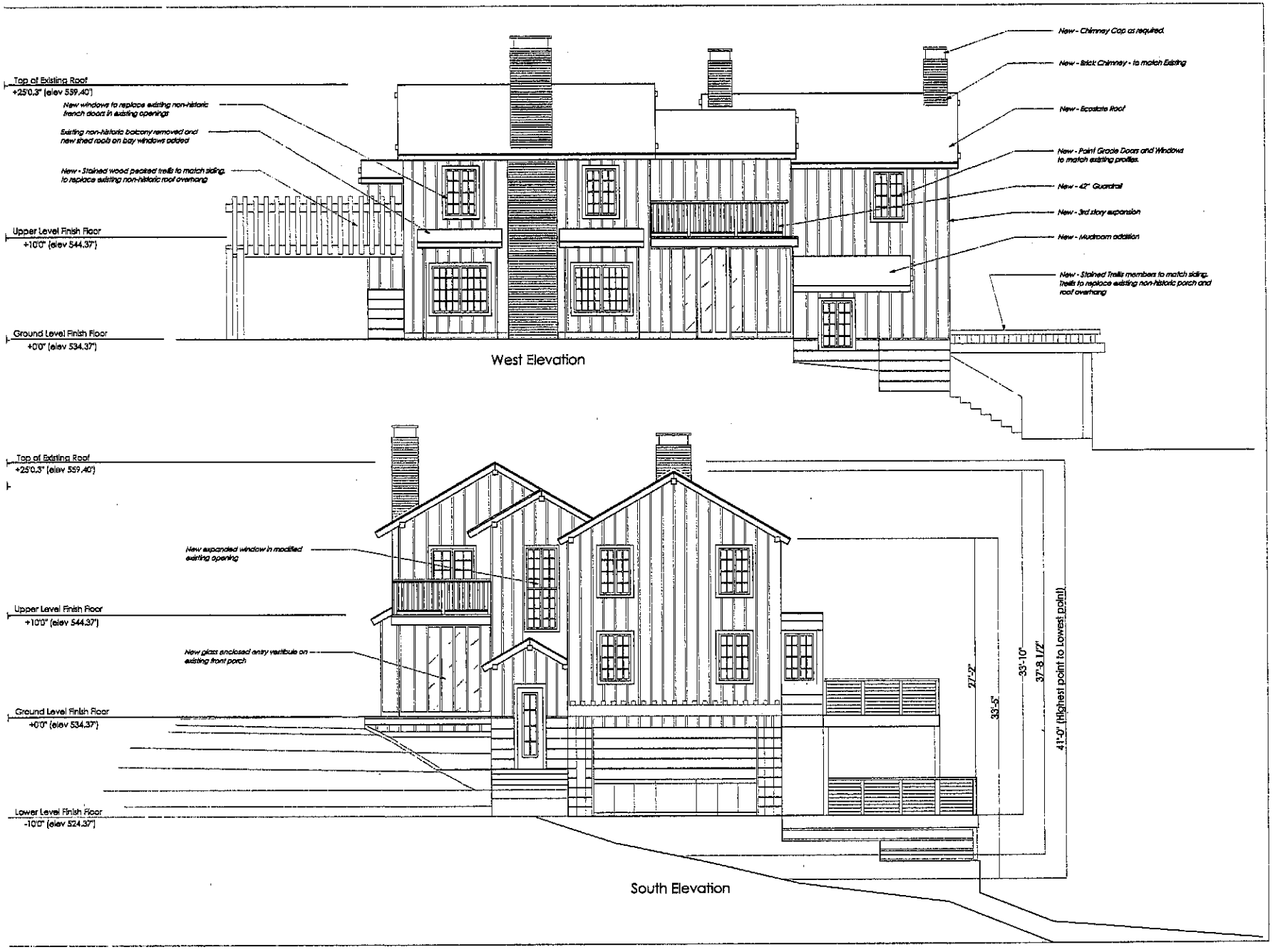
REVISIONS

ASCC - 8/27/13

ASCC PERMIT

1/4" = 1'-0"
SCALE

A3.3
SHEET



PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Proposed Exterior Elevations

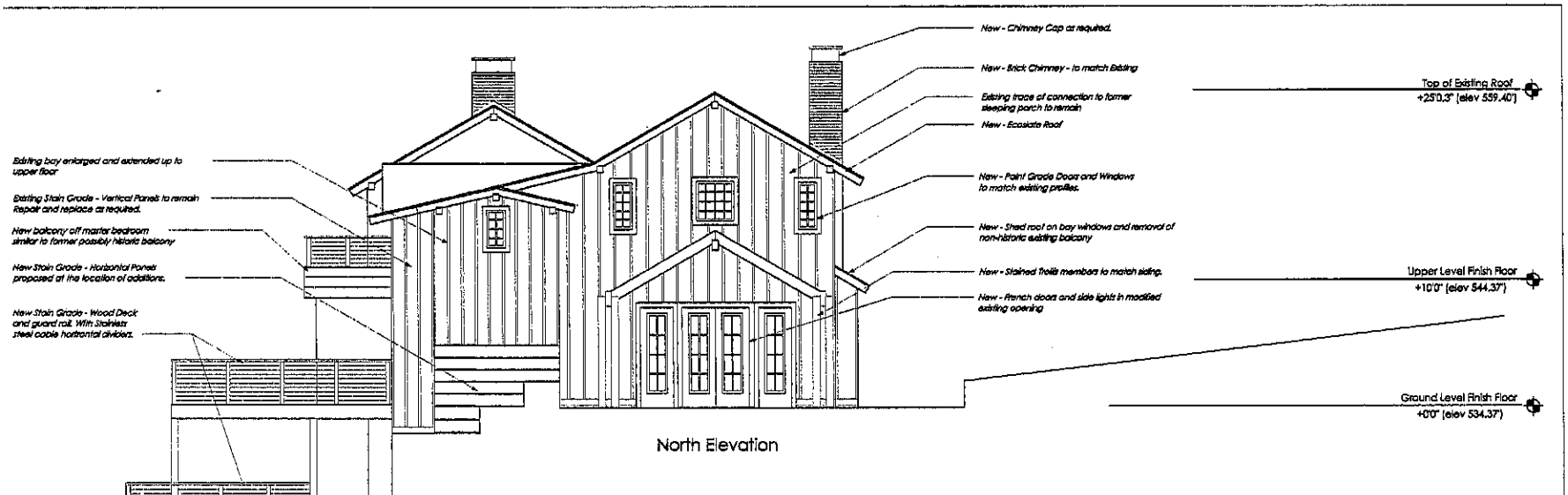
REVISIONS

ASCC PERMIT 8 - 27 - 13
ASCC PERMIT 9-26-13

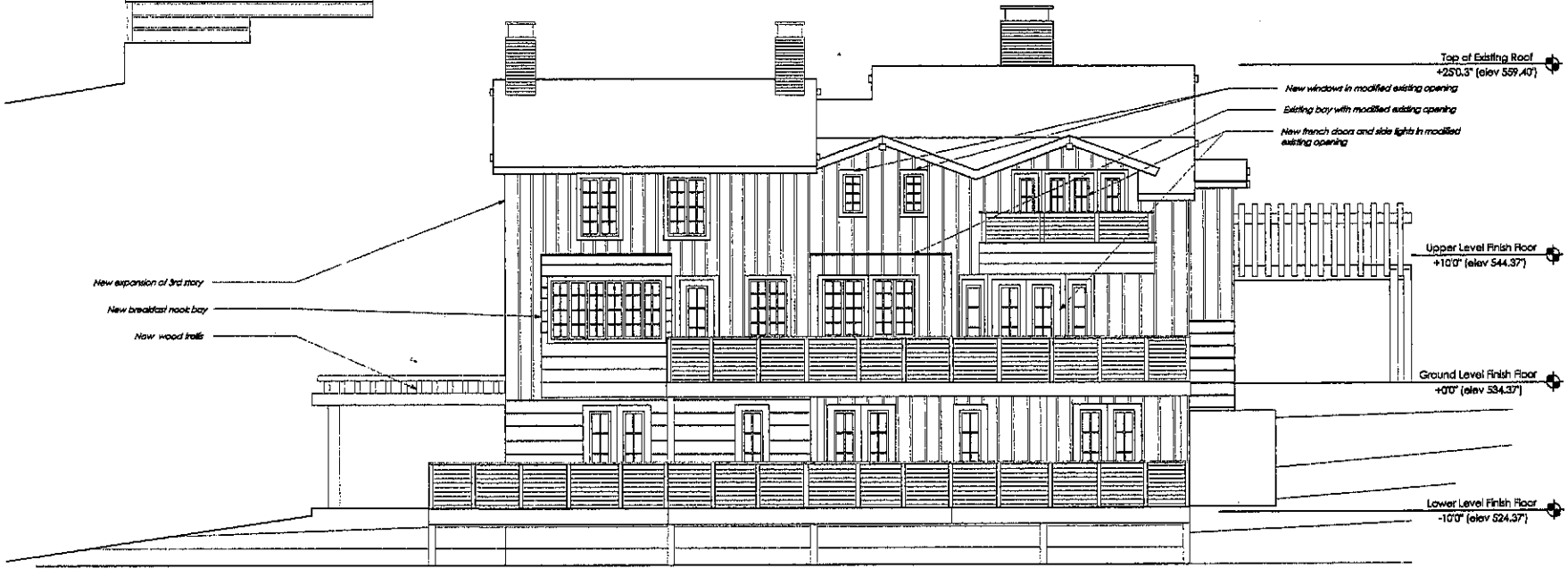
ASCC PERMIT SET

1/4" = 1'-0"
SCALE

A3.4
SHEET



North Elevation



East Elevation

PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Proposed Exterior Elevations

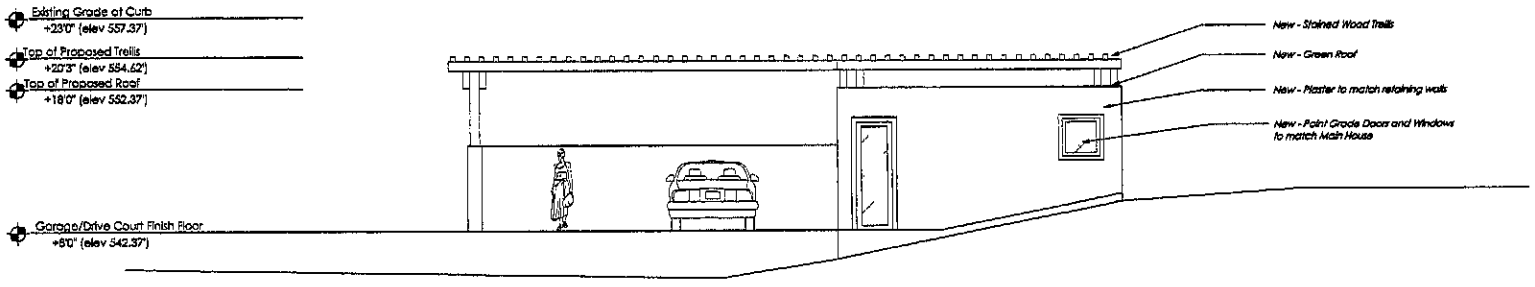
REVISIONS

ASCC PERMIT 8 - 27 - 13
ASCC PERMIT 9-26-13

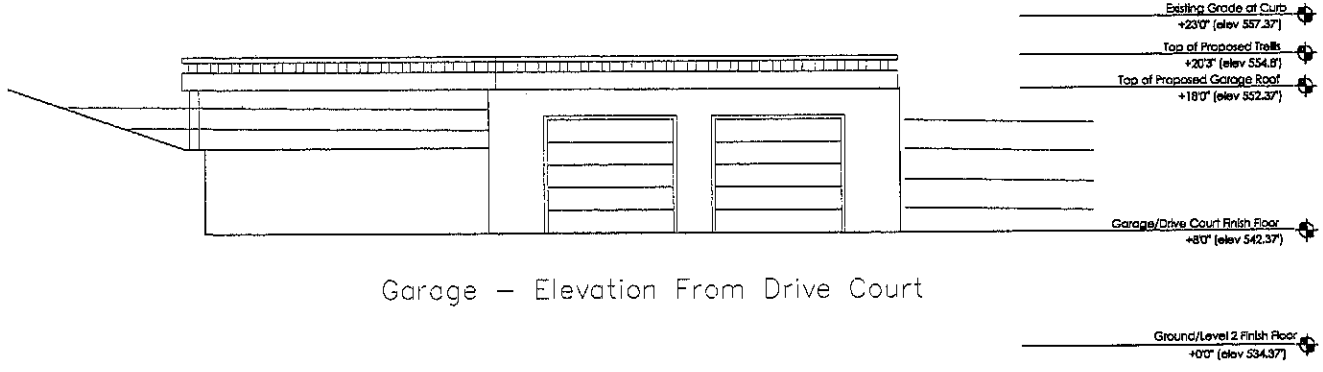
ASCC PERMIT SET

1/4" = 1'-0"
SCALE

A3.5
SHEET



Garage – Elevation From Main House



Garage – Elevation From Drive Court

PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Proposed Elevations - Garage

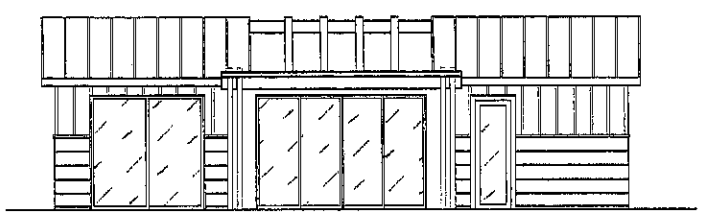
REVISIONS

ASCC - 8/27/13

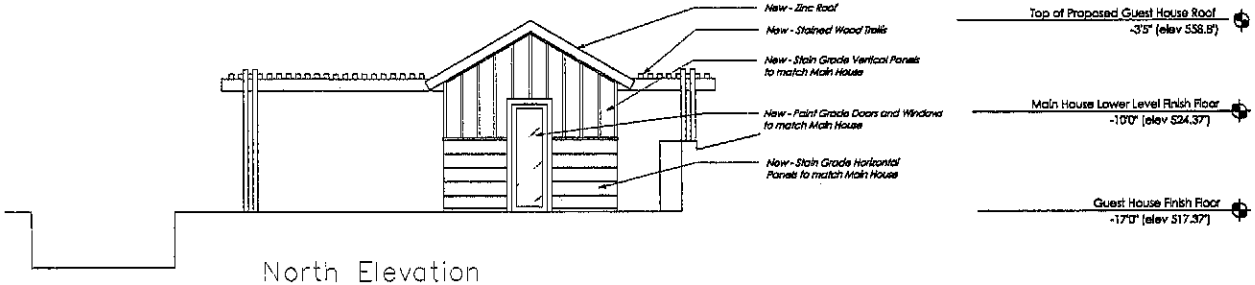
ASCC PERMIT

1/4" = 1'-0"
SCALE

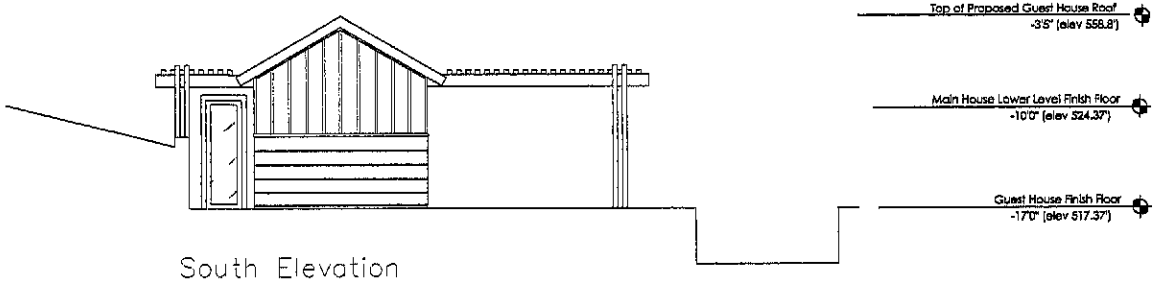
A3.6
SHEET



East Elevation (View From Pool)



North Elevation



South Elevation

PROJECT

Private Residence
3 Grove Ct
Portola Valley, CA

APN 079-030-170

ARCHITECT

Jeffrey Mahaney
54 Wood Lane
Fairfax, CA

C - 28390

Proposed Elevations - Guest House

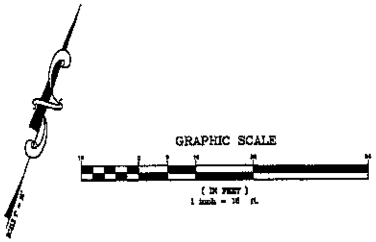
REVISIONS

ASCC - 8/27/13

ASCC PERMIT

1/4" = 1'-0"
SCALE

A3.7
SHEET



BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON TOWN OF PORTOLA VALLEY DATUM.

BM: 3 1/2" BRASS DISK WITH PUNCH IN MON WELL, STAMPED "PV-19"
ELEVATION = 487.58

BASIS OF BEARINGS:

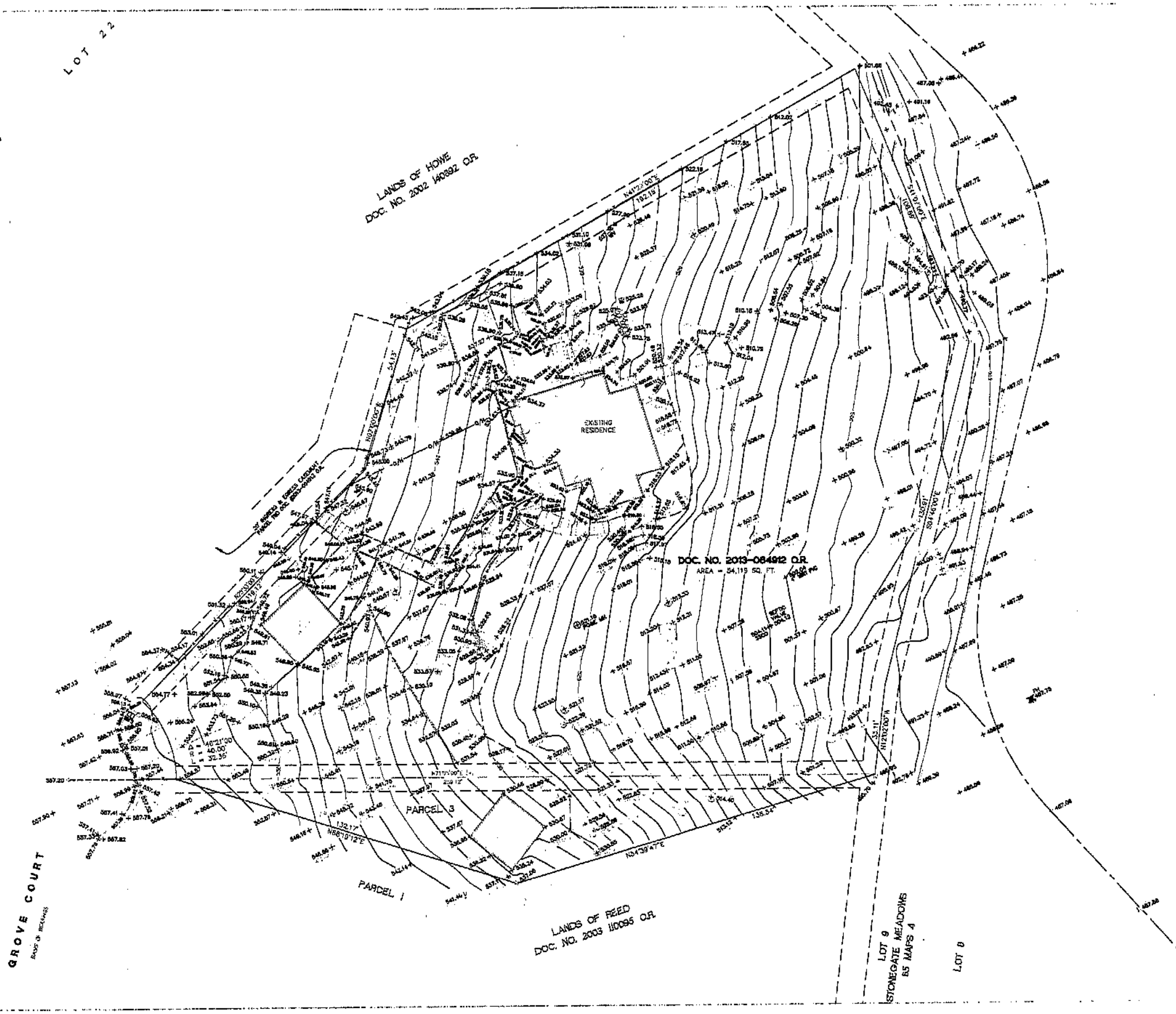
THE BEARING N3°37'00"W BETWEEN TWO FOUND MONUMENTS IN THE CENTERLINE OF GROVE COURT, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "TRACT NO. 605, STONEGATE" FILED IN VOL. 29 OF MAPS AT PAGE 31, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

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

UTILITY NOTE:

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



BOUNDARY AND TOPOGRAPHIC SURVEY

LANDS OF CIANCUTTI
DOCUMENT #2013-064912 O.R.
BEING LOT 26 & PORTION OF LOT 27
"TRACT NO. 605 STONEGATE SUBDIVISION OF A PORTION OF CORTE MADERA RANCHO"
VOLUME 29 OF MAPS AT PAGES 31 – 33
ASSESSOR'S PARCEL NUMBER: 079-030-170
(3 GROVE COURT)

B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING

TOWN OF PORTOLA VALLEY

VARIANCE PERMIT APPLICATION

RECEIVED

OCT - 2 2013

SPANGLE ASSOC.

RECEIVED
SEP 30 2013
TOWN OF PORTOLA VALLEY

FEE _____ **DEPOSIT** _____

DATE 9/30/13

APPLICATION NO. X7E-135

The undersigned hereby makes application for a Variance in accordance with the provisions of the Zoning Ordinance (Ord.1967-80) and any amendments thereto, and submits the following information for consideration:

1) APPLICANT: NAME: Jeffrey Mahaney, Architect

STREET ADDRESS: 54 Wood Lane Fairfax, CA 94930

MAILING ADDRESS IF DIFFERENT: _____

TELEPHONE: Work: 415 706 9912 Home: _____

Fax: _____ Email: jeffrey.mahaney@yahoo.com

Applicant is Owner _____; Authorized Agent of Owner X (If agent, complete item 2)

2) PROPERTY OWNER: Crystal and John Ciancutti

STREET ADDRESS: 3 Grove Court Portola Valley, CA

MAILING ADDRESS: 12 Tynan Way Portola Valley, CA 94028

TELEPHONE: 650 530 2020 Fax: _____

Email: cciancutti@gmail.com

3) DESCRIPTION OF PROPERTY: STREET ADDRESS: 3 Grove Court Portola Valley, CA

SUBDIVISION NAME _____ LOT NO. _____ BLOCK NO. _____

ASSESSOR'S PARCEL NO. 079-030-170 ZONING DISTRICT R-E/1

4) REQUESTED VARIANCE DESCRIPTION: See attached for additional detail. 1. Corner of garage within required side setback; 2. Proposed parking spaces and trellis within required front setback; 3. Roof peak of proposed 3rd story expansion 37'-8.5" above existing grade; 4. 4.9% increase in Adjusted Maximum Floor Area, and Main House & 400 sf of garage account for 89.5% of AMFA; 5. Preserve Historic Wine Cellar without including area in square footage total for site.

5) ADDITIONAL INFORMATION: List each additional item submitted as part of this application:
See attached for Supplemental Information including Detailed Description of Variances Requested, Reason for Variance Request, and Additional Information.

(application continued on reverse side)

I, the undersigned, do hereby certify that the facts and information contained in this application are accurate and complete to the best of my knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed at Kentfield, California on 9/30/13 (date).

Signature of agent or owner

Note: This application cannot be received unless it is accompanied by the required filing fee and deposit for services. Following receipt, the application will be reviewed for completeness and will only be placed on the Board of Adjustment agenda when it is found to be complete under the terms of the Zoning Ordinance.

The following information is required to be submitted as a part of this application:

A) An accurate map of the property showing any existing and proposed buildings, with scale and north arrow.

B) Information demonstrating that:

1. That there are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use of the property, that do not apply generally to other property or uses in the same district.

2. That owing to such exceptional or extraordinary circumstances that literal enforcement of the provisions of the ordinance would result in practical difficulty or unnecessary hardship.

3. That such variance is necessary for the preservation of a substantial property right of the petitioner, possessed by other property in the same district.

4. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or in the district in which the property of the applicant is located.

5. That the granting of the variance will not constitute a grant or special privilege inconsistent with the limitations on other properties classified in the same zoning district.

6. That the granting of such variance will be in harmony with the general purpose and intent of this ordinance and the General Plan.

The Board of Adjustment must find that the facts of the case support all of the above findings (B.1. – B.6.) in order to grant the variance.

3 Grove Court – Variance Application Supplemental Information

9/30/13

Detailed Description of Variances Requested:

1. Garage in side setback in area, narrowest point between proposed garage and property line is 5 ft.
   Notes:
   a. Garage is partially underground and the top of the garage will be at 3 ft above grade with an open trellis extending to 5 ft from existing grade at the closest point to the property line. Thus, the top of trellis above the garage would not be higher than a 6 ft fence along the property line.
   b. Proposed garage is at an angle to the property line, aligned with existing house, limiting the impact of the encroachment on the setback area.
   c. Proposed Garage location overlaps with existing garage and parking area along property line, which is also within setback.
   d. The triangular shape of the lot adjacent to street, and steep topography limit driveway options.
   e. The proposed garage location and driveway would resolve long-standing issues with 4 Grove Ct regarding the driveway easement and eliminate the need for the current shared driveway configuration.
2. Proposed required parking spaces with trellis above encroach on the 50 ft front setback by 5 -10 ft.
   Note:
   a. The proposed parking spaces are below existing grade, with a proposed trellis above extending 5-6 ft above existing grade. The top of the proposed trellis is lower than the existing grade at the street.
3. Roof peak of the proposed 3rd story expansion is 37' 8.5" from existing grade, greater than the allowed 28 ft. However, this does not increase the overall height of the building as measured from lowest point to highest point.
   Note:
   a. With three stories on a sloping site, the existing building is already taller than allowed, with an overall height of 41 ft from lowest point to highest point.

b. As a historic building, options for appropriately adding functional bedroom space are limited. Repeating the peaked roof angle of the existing structure results in a higher roof, but is in keeping with the historic character of the house.
c. Proposed grading and a proposed deck at ground level will reduce the apparent height of the 3rd story expansion to 33'10" at the peak and 27'2" at the eaves.

4. Proposed plans include 4.9% more floor area than Adjusted Maximum Floor Area. Proposed plans include floor area for the main house and 400 sf of garage that totals 89.5% of AMFA .
   Notes:
   a. Main house and 400 sf of garage: 4542 sf = 89.5% of current AMFA of 5071 sf
   b. Total floor area: 5721sf = current AMFA of 5071 + 4.9% increase
   c. The AMFA of 5071sf for the site includes a reduction due to the slope, geologic and flood boundaries on the site.
5. Proposed plans include preserving the Historic Wine Cellar, but not including the area of the Wine Cellar in the total floor area calculation for the site as the space is partially underground, within the side setback, and not usable as occupiable space.

Reason for Variance Request:

- All of the variances requested are necessary due to the exceptional conditions arising from the existing historic residence, as specifically noted above.
- Given the footprint, location, and height of the historic residence, as well as the topography of the site, literal enforcement of the relevant ordinance would prevent the property owners from renovating the structure to meet a contemporary family's needs while also preserving the historic character of the three story house.
- The granting of this variance would have no detrimental impact on the public or improvements in the vicinity, to the contrary, it would allow for a historic structure to be preserved for the benefit of the community.
- Granting this variance would not be inconsistent with the limitations on other properties in the zoning district, as other properties do not require preserving the character of historic building with three existing stories.
- Granting this variance would allow for a series of small deviations from the relevant ordinances that would still be in line with the purpose and intent of the ordinance and General Plan.

Additional Information:

The owners are committed to preserving the historic character of the property and have already demonstrated their willingness to engage the community and work through a variety of challenges particular to the property, above and beyond a typical renovation project. Below are notes detailing a timeline of events since they purchased the home on 4/30/13.

- Visited Nancy Lund @ Town Archive. (5/9/13)
- Visited San Mateo County offices to try to locate original builders permit, (unfortunately it was not found). Got assessor records from 1940s-on. (8/13)
- Contacted Wells Fargo historical services with shipping label information. (8/13 and 9/13)
- Contacted local architecture archivists to try to find original plans by Charles Hodges (no luck). (7/13)
- Invited neighbors to visit house and review proposed plans. (8/25)
- Had 80,000+ bees removed and relocated by Art Hall. (8/26-8/28)
- Met with Simpson brothers and Joanne Klebe to hear stories about growing up at the house in the 1950s and 1960s. (9/8)
- Met with Nancy Lund (9/20)
- Met with Arnold sisters (lived at 3 Grove Ct while 4 Grove Court was remodeled in the 40s). (9/23/13)
- Have been in discussion with neighbors at 4 Grove Ct regarding the existing easement and possible alternatives to the current driveway configuration and usage. (May – Sept)
- Reached out to neighbors about connecting to the sewer and the potential to coordinate with other property owners. (Sept)
- Have an old growth redwood tree found in the Mendocino river set aside for use in renovating the house.

ORDINANCE REQUIREMENTS FOR GRANTING OF VARIANCES
Town of Portola Valley

In order to grant a variance the board of adjustment must make findings in support of the requirements of Section 18.68.070 (zoning) of the municipal code. The town attorney has advised that, for conformity with state law, these findings be considered by the board of adjustment assuming word deletions as follows:

> *18.68.070 Findings and decision. A.* The board of adjustment shall grant the requested variance in whole or in part, if from the facts presented in connection with the application, or at the public hearing, it appears and the board of adjustment specifies in its findings the facts which establish ~~beyond reasonable doubt~~:
>
> 1. That there are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use of the property, that do not apply generally to other property or uses in the same district;
> 2. That owing to such exceptional or extraordinary circumstances the literal enforcement of the provisions of the title would result in practical difficulty or unnecessary hardship;
> 3. That such variance is necessary for the preservation of a ~~substantial~~ property right of the petitioner, possessed by other property in the same district;
> 4. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or in the district in which the property of the applicant is located;
> 5. That the granting of such variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district;
> 6. That the granting of such variance will be in harmony with the general plan and intent of this title and the general plan.
>
> *B.* If the facts do not establish that all of the six conditions set forth in subsection *A* of this section apply to the subject case, the board of adjustment will deny the requested variance.

ARBOR RESOURCES
professional consulting arborists and tree care

TREE SURVEY REPORT

3 GROVE COURT

PORTOLA VALLEY, CALIFORNIA

Submitted to:

Mr. and Mrs. Ciancutti
3 Grove Court
Portola Valley, CA 94028

Prepared by:

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

August 22, 2013

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

TABLE OF CONTENTS

EXHIBITS

1.0 INTRODUCTION

I have been retained by Mr. and Mrs. Ciancutti to prepare this *Tree Survey Report* in connection with the future redevelopment and site improvement of their residential property at **3 Grove Court**, Portola Valley. Specific tasks assigned to perform are as follows:

- Visit the site on August 19, 2013 to identify 50 trees regulated by the Town and "significant trees" pursuant to Section 15.12.060(28a) of the Town Code.
- Determine each tree's trunk diameter at 54 inches above natural grade; all diameters are rounded to the nearest inch, and tree listed with more than one diameter are formed by multiple trunks or leaders at 54 inches high.
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Determine each tree's suitability for preservation (e.g. good, moderate or low).
- Provide any relevant comments about existing conditions surrounding or pertaining to each tree.
- Sequentially assign numbers to each tree, and plot them on a copy of the *Boundary and Topographic Survey* by B & H Surveying, Inc., dated June 2013, and presented in Exhibit B.
- Affix round metallic tags with engraved, corresponding numbers to the trees' trunks or major limbs.
- Prepare a written report that presents the aforementioned information, and submit via email as a PDF document.

2.0 TREE COUNT AND COMPOSITION

Fifty (50) trees of five various species were inventoried for this report. They are sequentially numbered as **1 thru 50**, and the table below identifies their name, assigned numbers, counts and percentages.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
blue oak	6, 10, 19-21, 23, 27, 28, 38	9	18%
California bay tree	34, 35	2	4%
coast live oak	1-5, 9, 11, 13, 16, 24, 25, 29, 31-33, 36, 39-45, 47, 48, 50	26	52%
coast redwood	7, 8, 37	3	6%
valley oak	12, 14, 15, 17, 18, 22, 26, 30, 46, 49	10	20%
	Total	**50**	**100%**

As illustrated in the above table, the site is populated predominantly by native oaks (90% of total), with the majority being coast live oaks (52%).

Specific information regarding each tree is presented within the table in **Exhibit A**, and their approximate locations and assigned numbers are shown on the site map in **Exhibit B**.

Each inventoried tree is regulated by Town Code as a **significant tree**.

Trees #23 (12" blue oak) is not shown on the topographic survey, and its location, as pointed to on the map in Exhibit B, is intended to be roughly approximate and not construed as being surveyed.

3.0 SUITABILITY FOR TREE PRESERVATION

Each tree has been assigned either a "good," "moderate" or "low" suitability for preservation rating as a means to cumulatively measure its health, structural integrity, anticipated life span, location, size and species. A description of these ratings are presented on the following page; note that the "good" category comprises **five trees** (or 10%), the "moderate" category **32 trees** (or 64%), and the "low" category **13 trees** (or 26%).

Good: These trees offer a good potential of contributing long-term to the site. They exhibit vigorous health, have seemingly stable structures, and can be regarded as the most suitable for retention and protection.

- Applies to **#1, 5, 15, 28 and 46.**

Moderate: These trees contribute to the site but at insignificant levels, and frequent care is required during their remaining life span. Their retention and protection may or may not be suitable depending upon the particular tree, level of maintenance required, site conditions, and surrounding targets (existing and future).

- Applies to **trees #2-4, 9-12, 14, 16-22, 24-26, 29-32, 34-37, 39, 40, 44, 45, 47 and 49.**

Low: These trees are the least suitable for retention due to being predisposed to decline and/or structural defects that are expected to worsen regardless of tree care measures employed. Removal of these trees should be considered at this time.

- Applies to **trees #6-8, 13, 23, 33, 38, 41-43, 48 and 50.**

4.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein covers only those trees that were examined, and reflects the size, condition and areas viewed of those trees at the time of my observations on 9/19/13.
- My observations were performed visually without probing, coring, dissecting or excavating. I cannot, in any way, assume responsibility for any defects that could only have been discovered by performing the mentioned services in the specific area(s) where a defect was located.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed, that the desired results may be achieved.
- All information presented on the plans reviewed is assumed to be correct. I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- The information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- The tree numbers shown on the site map in Exhibit B are intended to only approximate a tree's trunk location, and should not be construed as having been surveyed.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By: 

Date: August 22, 2013

David L. Babby

Registered Consulting Arborist® #399

Board-Certified Master Arborist® #WE-4001B

EXHIBIT A:

TREE INVENTORY TABLE

(seven sheets)

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)
1	coast live oak (*Quercus agrifolia*)	14, 12, 9	45	80%	50%	Fair	Good

Comments: Adjacent to water meters. The 14" trunk has significant decay. Household electrical drop is routed through the canopy.

2	coast live oak (*Quercus agrifolia*)	6, 6, 4	20	60%	40%	Fair	Moderate

Comments: Household electrical drop is routed through canopy. Weak attachment between the 6" trunks.

3	coast live oak (*Quercus agrifolia*)	14	25	50%	50%	Fair	Moderate

Comments: Household electrical drop is routed through canopy.

4	coast live oak (*Quercus agrifolia*)	14	35	40%	50%	Poor	Moderate

Comments: Household electrical drop is routed through canopy. Canopy is asymmetrical, growing away from #3. Sparse canopy with deadwood. Base of trunk is 6" from rock wall, wall, concrete path, and is adjacent to garage.

5	coast live oak (*Quercus agrifolia*)	22	30	60%	60%	Fair	Good

Comments: Household electrical drop is routed through a section of its canopy.

6	blue oak (*Quercus douglasii*)	18	35	30%	50%	Poor	Low

Comments: Very sparse. Buried root collar. As with most all inventoried oaks at this site, it has been excessively pruned in the past.

7	coast redwood (*Sequoia sempervirens*)	24	40	30%	60%	Poor	Low

Comments: Large deadwood. Extremely sparse.

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)
8	coast redwood (*Sequoia sempervirens*)	26	25	20%	30%	Poor	Low

Comments: The majority of its entire trunk leans (away from #7), a condition, for a redwood that indicates it having potentially partially uprooted; the side of the trunk opposite the the lean is covered by shrubs, so cannot be verified. Large deadwood and canopy is extremely sparse.

9	coast live oak (*Quercus agrifolia*)	15, 12	35	50%	50%	Fair	Moderate

Comments: Sparse canopy. Grows with a lean away from a previous tree, #7 and 8, and towards the existing home.

10	blue oak (*Quercus douglasii*)	16	40	40%	50%	Poor	Moderate

Comments: Sparse canopy.

11	coast live oak (*Quercus agrifolia*)	27	40	60%	60%	Fair	Moderate

Comments: Has a bulge along lower trunk, indicative of a past wound or crack. Grows beneath #12's canopy. Base of trunk is surrounded by adjacent path.

12	valley oak (*Quercus lobata*)	24	40	50%	50%	Fair	Moderate

Comments: Adjacent staircase and path buckled.

13	coast live oak (*Quercus agrifolia*)	12	15	30%	30%	Poor	Low

Comments: Extremely sparse canopy. Form is suppressed. Has a buried root collar. Has a cavity at approximately 15 feet high.

14	valley oak (*Quercus lobata*)	19	30	40%	50%	Poor	Moderate

Comments: Sparse canopy. Base of trunk abuts adjacent path. Has a partially buried root collar.

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)
15	valley oak (*Quercus lobata*)	24	40	60%	60%	Fair	Good
	Comments: Deadwood. Canopy is one-sided.						
16	coast live oak (*Quercus agrifolia*)	12	25	50%	60%	Fair	Moderate
	Comments: Has a one-sided canopy due to a prior adjacent tree.						
17	valley oak (*Quercus lobata*)	15	30	50%	50%	Fair	Moderate
	Comments: Leans out towards existing garage.						
18	valley oak (*Quercus lobata*)	14	25	60%	40%	Fair	Moderate
	Comments: A large cavity at ten feet high due to a prior codominant limb failing or being removed sometime ago.						
19	blue oak (*Quercus douglasii*)	20	25	50%	40%	Poor	Moderate
	Comments: Formed by codominants with included bark at their attachment. Canopy is asymmetrical. Covered in dead poison oak vines.						
20	blue oak (*Quercus douglasii*)	17	40	60%	50%	Fair	Moderate
	Comments: Has a buried root collar.						
21	blue oak (*Quercus douglasii*)	20	40	40%	50%	Poor	Moderate
	Comments: Sparse canopy with deadwood. History of past limb failure.						
22	valley oak (*Quercus lobata*)	12	20	40%	50%	Poor	Moderate
	Comments: Sparse canopy.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)
23	blue oak (*Quercus douglasii*)	12	20	40%	40%	Poor	Low
	Comments: Codominants originate seven feet above grade. Tree is suppressed and declining. Has been added to the topo.						
24	coast live oak (*Quercus agrifolia*)	14	30	50%	60%	Fair	Moderate
	Comments:						
25	coast live oak (*Quercus agrifolia*)	13	25	70%	50%	Fair	Moderate
	Comments: Has a buried root collar.						
26	valley oak (*Quercus lobata*)	19	35	40%	50%	Poor	Moderate
	Comments: Has a very sparse canopy. Formed by codominant tops.						
27	blue oak (*Quercus douglasii*)	14	20	30%	50%	Poor	Low
	Comments: Base of trunk abuts existing brick bbq. Canopy is extremely sparse.						
28	blue oak (*Quercus douglasii*)	20	45	70%	80%	Good	Good
	Comments:						
29	coast live oak (*Quercus agrifolia*)	18	35	60%	50%	Fair	Moderate
	Comments:						
30	valley oak (*Quercus lobata*)	20	55	70%	50%	Fair	Moderate
	Comments: Formed by codominant tops.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)
31	coast live oak (*Quercus agrifolia*)	13	35	80%	50%	Fair	Moderate

Comments: Has an asymmetrical, one-sided canopy away from #32. Buried root collar. A large limb was previously cut along main stem at approximately six feet high.

32	coast live oak (*Quercus agrifolia*)	14	35	60%	50%	Fair	Moderate

Comments: Buried root collar along uphill side.

33	coast live oak (*Quercus agrifolia*)	12	30	50%	30%	Poor	Low

Comments: Previous trunk failed in past, leaving a large decaying hollow at base.

34	California bay tree (*Umbellularia californica*)	14, 11	35	40%	50%	Poor	Moderate

Comments:

35	California bay tree (*Umbellularia californica*)	12	25	60%	60%	Fair	Moderate

Comments: Asymmetrical canopy.

36	coast live oak (*Quercus agrifolia*)	19	30	70%	60%	Fair	Moderate

Comments: Asymmetrical canopy away from #37.

37	coast redwood (*Sequoia sempervirens*)	26, 12	40	40%	50%	Poor	Moderate

Comments:

38	blue oak (*Quercus douglasii*)	18	25	20%	50%	Poor	Low

Comments: One-sided canopy that grows nearly horizontal towards uphill. Old concrete chunks around most of the trunk's base. Canopy is extremely sparse.

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)
39	coast live oak (*Quercus agrifolia*)	13, 9	35	60%	40%	Fair	Moderate
	Comments: The 9" trunk is dead. The upper section of the 13" trunk has a decaying wound due to past limb failure.						
40	coast live oak (*Quercus agrifolia*)	16	30	50%	50%	Fair	Moderate
	Comments: Has a cavity at base, possibly from soil eroding away from around the buttress roots.						
41	coast live oak (*Quercus agrifolia*)	13	30	10%	10%	Poor	Low
	Comments: Has a massive, decaying cavity along the entire trunk (a prior trunk ripped from the tree many years ago). Remove.						
42	coast live oak (*Quercus agrifolia*)	19, 18	30	50%	30%	Poor	Low
	Comments: The 19" trunk (downhill direction) is dead and should be removed; it is lying on an adjacent, small bay tree. The 18" trunk appears sound.						
43	coast live oak (*Quercus agrifolia*)	19, 18	35	70%	20%	Poor	Low
	Comments: Massive, decaying cavity at base has severely compromised structure. Remove tree or avoid establishing any target beneath.						
44	coast live oak (*Quercus agrifolia*)	16	25	50%	40%	Poor	Moderate
	Comments: Narrow canopy.						
45	coast live oak (*Quercus agrifolia*)	19, 12	35	50%	40%	Poor	Moderate
	Comments: The 12" trunk is dead.						

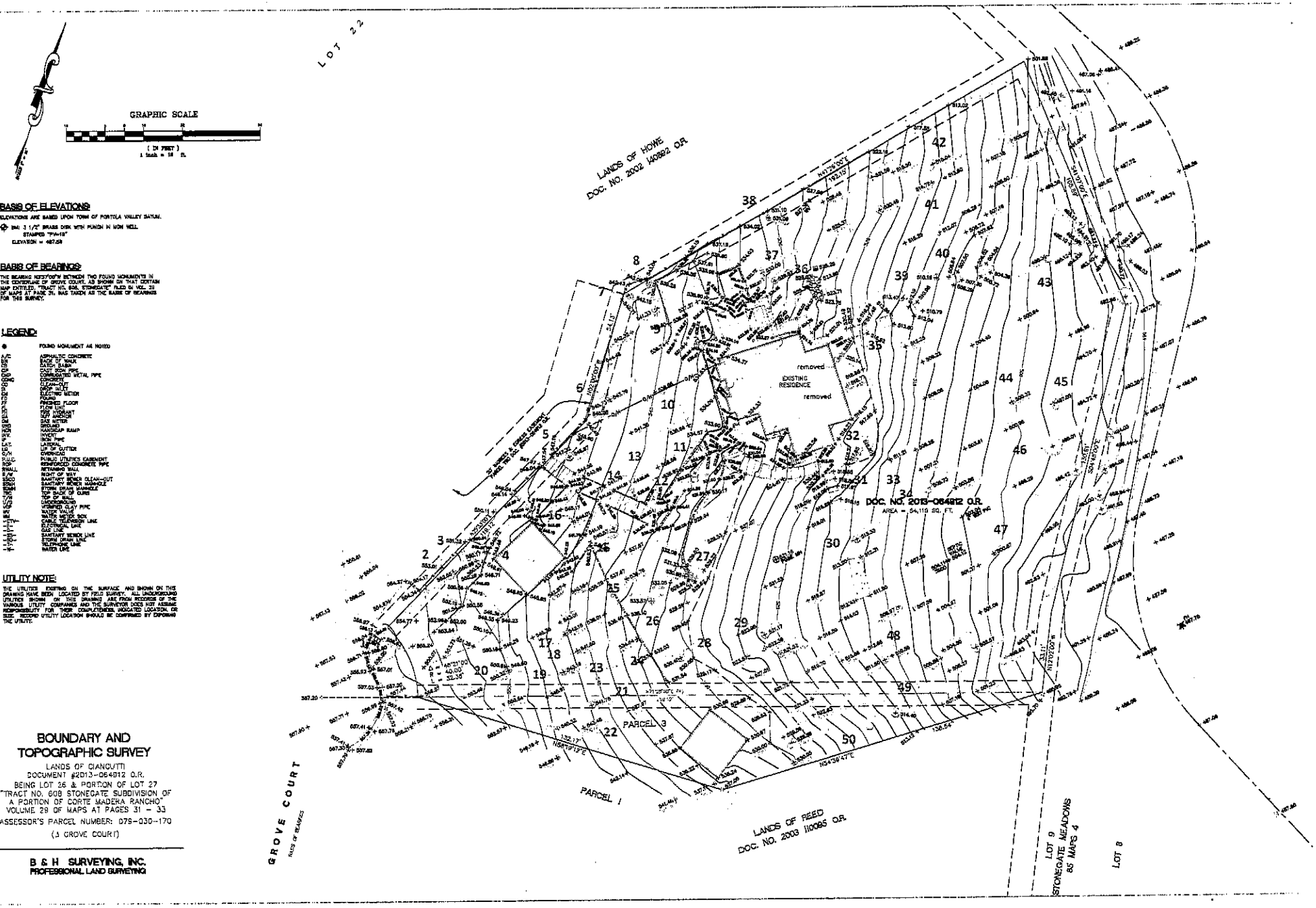
TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)
46	valley oak (*Quercus lobata*)	52	90	70%	70%	Good	Good
	Comments: Massive valley oak. Somewhat sparse. Formed by codominants at ten feet high.						
47	coast live oak (*Quercus agrifolia*)	13	25	70%	50%	Fair	Moderate
	Comments: Narrow canopy.						
48	coast live oak (*Quercus agrifolia*)	20	-	0%	0%	Dead	Low
	Comments: Tree has been dead for many years.						
49	valley oak (*Quercus lobata*)	25	65	45%	50%	Poor	Moderate
	Comments: Sparse canopy.						
50	coast live oak (*Quercus agrifolia*)	12	20	30%	40%	Poor	Low
	Comments: Suppressed canopy beneath #4's. Trunk and canopy are covered in poison oak.						

EXHIBIT B:

SITE MAP

(one sheet)



BASIS OF ELEVATIONS:

ELEVATIONS ARE BASED UPON TOWN OF PORTOLA VALLEY DATUM.

BM: 3 1/2" BRASS DISK WITH PUNCH IN MON WELL STAMPED "PV-N-19"
ELEVATION = 467.59

BASIS OF BEARINGS:

THE BEARING N25°00'W BETWEEN TWO FOUND MONUMENTS IN THE CENTERLINE OF GROVE COURT, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "TRACT NO. 608, STONEGATE" FILED IN VOL. 29 OF MAPS AT PAGE 31, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND:

●	FOUND MONUMENT AS NOTED
A/C	ASPHALTIC CONCRETE
B/W	BACK OF WALK
C/W	CATCH BASIN
CDP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CO	CLEAN-OUT
DI	DROP INLET
EM	ELECTRIC METER
FDN	FOUND
FF	FINISHED FLOOR
FI	FLOW LINE
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GRND	GROUND
HCR	HANDICAP RAMP
INV	INVERT
IRON	IRON PIPE
LAT	LATERAL
L/G	LIP OF GUTTER
OHW	OVERHEAD
PUE	PUBLIC UTILITIES EASEMENT
RCP	REINFORCED CONCRETE PIPE
RW	RETAINING WALL
ROW	RIGHT OF WAY
SCO	SANITARY SEWER CLEAN-OUT
SMH	SANITARY SEWER MANHOLE
STMH	STORM DRAIN MANHOLE
TBC	TOP BACK OF CURB
TOW	TOP OF WALL
UG	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
CATV	CABLE TELEVISION LINE
E	ELECTRICAL LINE
G	GAS LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
T	TELEPHONE LINE
W	WATER LINE

UTILITY NOTE:

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

BOUNDARY AND TOPOGRAPHIC SURVEY

LANDS OF CIANCUTTI
DOCUMENT #2013-064912 O.R.
BEING LOT 26 & PORTION OF LOT 27
"TRACT NO. 608 STONEGATE SUBDIVISION OF A PORTION OF CORTE MADERA RANCHO"
VOLUME 29 OF MAPS AT PAGES 31 - 33
ASSESSOR'S PARCEL NUMBER: 079-030-170
(3 GROVE COURT)

B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING

GreenPoint Rated Existing Home Checklist

Build It Green
Smart Solutions From The Ground Up

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

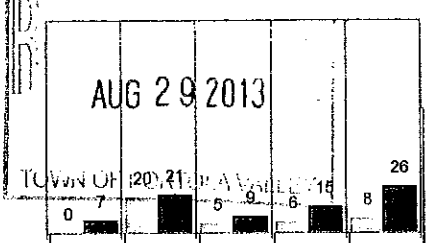
This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each lable are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage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

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

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

Enter Label: **Whole House**

Points Achieved: **78**



GreenPoint Rated Existing Home Checklist version 2.1

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
AA. COMMUNITY			Possible Points				
No	**1. Home is Located within 1/2 Mile of a Major Transit Stop**		2				
	2. Compact Development & House Size						
1	a. Density of 10 Units per Acre or Greater **(Enter units/acre)**		2			2	
TBD	b. Home Size Efficiency **(5 points is average, points awarded based on home size)**					1--9	
	3. Pedestrian and Bicycle Access/ Alternative Transportation						
	a. Site has Pedestrian Access Within ½ Mile of neighborhood services:						
	TIER 1: 1) Day Care 2) Community Center 3) Public Park						
	4) Drug Store 5) Restaurant 6) School						
	7) Library 8) Farmer's Market 9) After School Programs						
	10) Convenience Store Where Meat & Produce are Sold						
	TIER 2: 1) Bank 2) Place of Worship 3) Laundry/Cleaners						
	4) Hardware 5) Theater/Entertainment 6) Fitness/Gym						
	7) Post Office 8) Senior Care Facility 9) Medical/Dental						
	10) Hair Care 11) Commercial Office of Major Employer 12) Full Supermarket						
No	5 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
No	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
TBD	b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile		1				
No	c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile:		1				
	Designated Bicycle Lanes are Present on Roadways;						
	Ten-Foot Vehicle Travel Lanes;						
	Street Crossings Closest to Site are Located Less Than 300 Feet Apart;						
	Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands						
	4. Safety & Social Gathering						
Yes	a. Front Entrance Has Views from the Inside to Outside Callers	1	1				
No	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors		1				
No	c. Porch (min. 100sf) Oriented to Streets and Public Spaces		1				
	5. Diverse Households						
Yes	a. Home Has at Least One Zero-Step Entrance (prerequiste for 5b. And 5c.)	1	1				
TBD	b. All Main Floor Interior Doors & Passageways Have a Min. 32-Inch Clear Passage Space		1				
Yes	c. Home includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars	1	1				
TBD	d. Lot Includes Full-Function Independent Rental Unit		1				
	Total Points Available in Community = 26	3					
A. SITE			Possible Points				
Yes	**1. Protect Existing Topsoil from Erosion and Reuse after Construction**	2	1				1
	2. Divert Construction and Demolition Waste						
Yes	a. Divert All Cardboard, Concrete, Asphalt and Metals **(Required for both Whole House and Elements, if Applicable)**	Y				R	
TBD	b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals					2	
TBD	**3. Construction IAQ Management Plan**				2		

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SEP 11 2013
SPANGLE ASSOC.

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	Total Points Available in Site = 6	2					
B. FOUNDATION			**Possible Points**				
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
TBD	a. Minimum 20% Flyash and/or Slag Content					1	
TBD	b. Minimum 30% Flyash and/or Slag Content					1	
Yes	**2. Moisture Source Verification and Correction (Required for Whole House)**	Y			R	R	
	3. Retrofit Crawl Space to Control Moisture						
Yes	a. Control Ground Moisture with Vapor Barrier	2			2		
Yes	b. Foundation Drainage System	2				2	
TBD	**4. Pest Inspection and Correction**					1	
	5. Design and Build Structural Pest Controls						
TBD	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers					1	
Yes	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	1				1	
TBD	**6. Radon Testing and Correction or Radon Resistant Construction**				1		
	Total Points Available in Foundation = 10	5					
C. LANDSCAPE			**Possible Points**				
No	**Is the landscape area <15% of the total site area? (only 3 points available in this section for projects with <15% landscape area)**						
	1. Resource-Efficient Landscapes						
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
Yes	b. No Plant Species Require Shearing	1				1	
Yes	c. 50% of Plants Are California Natives or Mediterranean Climate Species	3					3
Yes	**2. Fire-Safe Landscaping Techniques**	1	1				
	3. Minimal Turf Areas						
Yes	a. Turf Not Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide	2					2
Yes	b. Turf is <25% of Landscaped Area	2					2
TBD	c. Turf is <10% of Landscaped Area or eliminated						2
Yes	**4. Shade Trees Planted**	3	1	1			1
Yes	**5. Plants Grouped by Water Needs (Hydrozoning)**	2					2
	6. High-Efficiency Irrigation Systems Installed						
Yes	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers	2					2
Yes	b. System Has Smart Controllers	3					3
Yes	**7. Compost and Recycle Garden Trimmings on Site**	1					1
≥90%	**8. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement**	2					2
TBD	**9. Use Environmentally Preferable Materials for Non-Plant Landscape Elements and Fencing**					1	
Yes	**10. Light Pollution Reduced by Shielding Fixtures and Directing Light Downward**	1	1				
	11. Rain Water Harvesting System (1 point for ≤ 350 gallons, 2 points for > 350 gallons)						
Yes	a. Cistern(s) is Less Than 750 Gallons	1					1
TBD	b. Cistern(s) is 750 to 2,500 Gallons						1
TBD	c. Cistern(s) is Greater Than 2,500 Gallons						1
TBD	**12. Soil Amended with Compost**					1	1
	Total Points Available in Landscape = 32	25					

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
D. STRUCTURAL FRAME & BUILDING ENVELOPE			**Possible Points**				
	1. Optimal Value Engineering						
TBD	a. Place Rafters & Studs at 24-Inch On Center Framing					1	
TBD	b. Size Door & Window Headers for Load					1	
TBD	c. Use Only Jack & Cripple Studs Required for Load					1	
	2. Use Engineered Lumber						
TBD	a. Engineered Beams & Headers					1	
TBD	b. Insulated Headers			1			
TBD	c. Engineered Lumber for Floors					1	
TBD	d. Engineered Lumber for Roof Rafters					1	
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
TBD	f. Oriented Strand Board for Subfloor					1	
TBD	g. Oriented Strand Board Wall and Roof Sheathing					1	
	3. FSC Certified Wood						
≥90%	a. Dimensional Lumber, Studs, and Timber	4				4	
25%	b. Panel Products	0.5				2	
	4. Solid Wall Systems (includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
No	a. Floors			2		2	
No	b. Walls			2		2	
No	c. Roofs			2		2	
	5. Reduce Pollution Entering the Home from the Garage						
TBD	a Tightly Seal the Air Barrier between Garage and Living Area				1		
Yes	b. Install Garage Exhaust Fan OR Have a Detached Garage	1			1		
TBD	**6. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)**			1			
	7. Overhangs and Gutters						
TBD	a. Minimum 16-Inch Overhangs and Gutters					1	
TBD	b. Minimum 24-Inch Overhangs and Gutters			1			
	8. Retrofit/ Upgrade Structure for Lateral Load Reinforcement for Wind or Seismic						
Yes	a. Partial Lateral Load Reinforcement Upgrades/ Retrofits	1				1	
Yes	b. Lateral Load Reinforcement Upgrades/ Retrofits for Entire home	2				2	
Yes	**9. Sound Exterior Assemblies (Required for Whole House)**	Y				R	
	Total Points Available in Structural Frame & Building Envelope = 36	8.5					
E. EXTERIOR FINISH			**Possible Points**				
TBD	**1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking**					2	
TBD	**2. Rain Screen Wall System Installed**					2	
TBD	**3. Durable & Noncombustible Cladding Materials**					1	
≥90%	**4. Durable & Fire-Resistant Roofing Materials or Assembly**	2				2	
	Total Points Available in Exterior Finish = 7	2					
F. INSULATION			**Possible Points**				
	1. Install Insulation with 30% Post-Consumer Recycled Content						
TBD	a. Walls and Floors					1	
TBD	b. Ceilings					1	
	2. Install Insulation that is Low-Emitting (Certified CA Residential Section 01350)						
TBD	a. Walls and Floors				1		
TBD	b. Ceilings				1		
TBD	**3. Inspect Quality of Insulation Installation before Applying Drywall**			1			
	Total Points Available in Insulation = 5						

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
G. PLUMBING			**Possible Points**				
	1. Distribute Domestic Hot Water Efficiently						
≥50%	a. Insulate All Accessible Hot Water Pipes (prerequisite for 1b. and 1c.)	2		1			1
No	b. Locate Water Heater Within 12' Of All Water Fixtures, as measured in plan			1			1
TBD	c. Install On-Demand Circulation Control Pump			1			1
≥90%	**2. High-Efficiency Toilets (Dual-Flush or ≤ 1.28 gpf)**	2					2
	3. Water Efficient Fixtures						
Yes	a. All Fixtures Meet Federal Energy Policy Act (Toilets: 1.6 gpf, Sinks: 2.2 gpm, Showers: 2.5 gpm) **(Required For Whole House)**	Y					R
TBD	b. High-Efficiency Showerheads Use ≤ 2.0 gpm at 80 psi						3
TBD	c. Bathroom Faucets Use ≤ 1.5 gpm			1			1
Yes	**4. Plumbing Survey (No Plumbing Leaks) (Required for Whole House and Elements)**	Y					R
	Total Points Available in Plumbing = 13	4					
H. HEATING, VENTILATION & AIR CONDITIONING			**Possible Points**				
	1. General HVAC Equipment Verification and Correction						
Yes	a. Visual Survey of Installation of HVAC Equipment **(Required for Whole House and Elements)**	Y		R			
TBD	b. Conduct Diagnostic Testing to Evaluate System			2			
TBD	c. Conduct Flow Hood Test and Assess Delivery of Air			1			
TBD	d. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal			1			
TBD	**2. Design and Install HVAC System to ACCA Manuals J, D and S**			4			
	3. Sealed Combustion Units						
TBD	a. Furnaces				2		
TBD	b.Water heaters				2		
TBD	**4. Zoned, Hydronic Radiant Heating**			1	1		
TBD	**5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants**		1				
	6. Effective Ductwork Installation						
Yes	a. New Ductwork and HVAC unit Installed Within Conditioned Space	1		1			
TBD	b. Duct Mastic Used on All Ducts, Joints and Seams			1			
TBD	c. Ductwork System is Pressure Relieved			1			
TBD	**7. High Efficiency HVAC Filter (MERV 6+)**				1		
TBD	**8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating ≥60% using CSA Standards**				1		
	9. Effective Exhaust Systems Installed in Bathrooms and Kitchens						
TBD	a. ENERGY STAR Bathroom Fans Vented to the Outside				1		
TBD	b. All Bathroom Fans are on Timer or Humidistat				1		
Yes	c. Kitchen Range Hood Vented to the Outside	1			1		
	10. Mechanical Ventilation System for Cooling Installed						
TBD	a. ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms			1			
TBD	b. Whole House Fan			1			
	11. Mechanical Ventilation for Fresh Air Installed						
TBD	a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6)				1		
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)				1		
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home			1	1		
	12. Carbon Monoxide						
Yes	a. Carbon Monoxide Testing and Correction **(Required for Whole House)**	Y			R		
Yes	b. Carbon Monoxide Alarm(s) Installed	1			1		
Yes	**13. Combustion Safety Backdraft Test (Required for Whole House and Elements)**	Y			R		
	Total Points Available in Heating, Ventilation and Air Conditioning = 30	3					
I. RENEWABLE ENERGY			**Possible Points**				
	1. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) Enter % total energy consumption offset, 1 point per 4% offset			25			
	Total Points Available in Renewable Energy = 25						

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
J. BUILDING PERFORMANCE			**Possible Points**				
Yes	**1. Energy Survey and Education (Required for Elements or Meet J3)**	Y		R			
	2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)						
	TIER 1: Practices in Tier 1 Are Worth Full Value (1 point)						
Yes	a) Attic Insulation up to or Exceeding Current Code			1			
Yes	b) Crawl Space Insulation up to or Exceeding Current Code			1			
Yes	c) Wall Insulation up to or Exceeding Current Code			1			
Yes	d) High Efficiency Furnace (90% AFUE Minimum)			1			
TBD	e) Seal Ducts and Duct Leakage is <15%			1			
TBD	f) 14 SEER, 11.5 EER Air Conditioning Unit (in climate zones 2,4,8-15)			1			
TBD	g) House Passes Blower Door Test With ≤0.5 ACH or a 50% Improvement			1			
	TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points)						
Yes	h) High Efficiency Water Heater ≥.62EF			0.5			
TBD	i) Radiant Barrier in Attic			0.5			
Yes	j) Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane			0.5			
Yes	k) Duct insulation to Code			0.5			
Yes	l) Programmable Thermostat			0.5			
TBD	m) 14 SEER, 11.5 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)			0.5			
500	**3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)**	13		10+			
TBD	**4. Design and Build Zero Energy Homes**			5			
TBD	**5. Comprehensive Utility Bill Analysis**			1			
	Total Points Available in Building Performance = 16+	13.4					
K. FINISHES			**Possible Points**				
TBD	**1. Entryways Designed to Reduce Tracked in Contaminants**				1		
	2. Low/No-VOC Paint						
≥90%	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen)	1			1		
≥90%	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (flat))	2			2		
TBD	**3. Coatings Meet SCAQMD Rule 1113 for Low VOCs**				2		
TBD	**4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)**				2		
TBD	**5. Recycled-Content Paint**					1	
	6. Environmentally Preferable Materials for Interior Finish: A) FSC Certified Wood B) Reclaimed Materials C) Rapidly Renewable D) Recycled-Content E) Finger-Jointed or F) Local						
TBD	a. Cabinets					1	
TBD	b. Interior Trim					1	
TBD	c. Shelving					1	
TBD	d. Doors					1	
TBD	e. Countertops					1	
Yes	**7. For Newly Installed Products, Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (Required for Whole Building & Elements)** (EPA IAP)	Y			R		
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates						
TBD	a. Doors				1		
TBD	b. Cabinets and Countertops				2		
TBD	c. Interior Trim and Shelving				1		
TBD	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**				3		
	Total Points Available in Finishes = 21	3					
L. FLOORING			**Possible Points**				
TBD	**1. Environmentally Preferable Flooring: A) FSC-Certified Wood B) Reclaimed or Refinished C) Rapidly Renewable D) Recycled-Content, E) Exposed Concrete F) Local** ***Flooring Adhesives Must Have <70 gpl VOCs and sealer must meet SCAQMD Rule 1113.***					4	
TBD	**2. Thermal Mass Floors**			1			
TBD	**3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements**				2		
	Total Points Available in Flooring = 7						

Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
M. APPLIANCES AND LIGHTING			**Possible Points**				
Yes	**1. ENERGY STAR Dishwasher (Must Meet Current Specifications) (Mutually Exclusive with J3)**			1			1
	2. ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less						
Yes	a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0)	3		1			2
TBD	b. Meets CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5)						2
	3. ENERGY STAR Refrigerator Installed						
Yes	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity **(Mutually Exclusive with J3)**			1			
TBD	b. ENERGY STAR Qualified & < 20 cu.ft Capacity **(Mutually Exclusive with J3)**			1			
	4. Built-In Recycling & Composting Center						
Yes	a. Built-In Recycling Center	2				2	
Yes	b. Built-In Composting Center	1				1	
Yes	**5. Electrical Survey (Required for Whole House)**	Y				R	
TBD	**6. Verification of Entire Electrical System**					2	
≥90%	**7. Energy Efficient Lighting**	1		1			
TBD	**8.Low- Mercury Lamps (Linear and Compact Flourescent)**					1	
≥90%	**9. Lighting Controls Installed**	1		1			
	Total Points Available in Appliances and Lighting = 13+	8					
N. OTHER			**Possible Points**				
Yes	**1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)**	Y		R			
TBD	**2. Develop Homeowner Manual of Green Features/Benefits**			1			1
	3. Hazardous Waste Testing						
TBD	a. Lead Testing Interior, Exterior and Soil				1		
Yes	b. Asbestos Testing and Remediation	1			1		
TBD	**4. Gas Shut Off Valve (motion/ non-motion)**				1	1	
	Total Points Available in Other = 6	1					
P. INNOVATIONS			**Possible Points**				
	AA. Community: No Innovation Measures At This Time						
	A. Site						
TBD	1. Cool Site		1				
	B. Foundation: No Innovation Measures At This Time						
	C. Landscaping						
TBD	1. Irrigation System Uses Recycled Wastewater						1
	D. Structural Frame and Building Envelope						
	1. Design, Build and Maintain Structural Pest and Rot Controls						
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12 Inches Above Soil					1	
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood				1		
TBD	2. Use Moisture Resistant Materials and Practices in Wet Areas of Kitchen, Bathrooms, Utility Rooms, and Basements				1		
	3. Use FSC-Certified Engineered Lumber						
TBD	a. Engineered Beams and Headers					1	
TBD	b. Insulated Engineered Headers					1	
TBD	c. Wood I-Joists or Web Trusses for Floors					1	
TBD	d. Wood I-Joists for Roof Rafters					1	
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
TBD	f. Roof Trusses					1	
	E. Exterior Finish						
TBD	1. Green Roofs (25% or Roof Area Minimum)		2	2			

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

Summary

Total Available Points	224+	25	83	46	76	47
Minimum Points Required (Whole House)	50		20	5	6	8
Minimum Points Required (Elements)	25		8	2	2	4
Total Points Achieved	**78**	**7.0**	**21.4**	**9.0**	**14.5**	**26.0**

EL CAPITAN™ EC

8 WATT

ARCHITECTURAL SURFACE

OPTICS

Narrow Spot

Spot

Medium Flood

Wide Flood

Rectilinear

CCT

3K 4K

R A

G B

MATERIAL

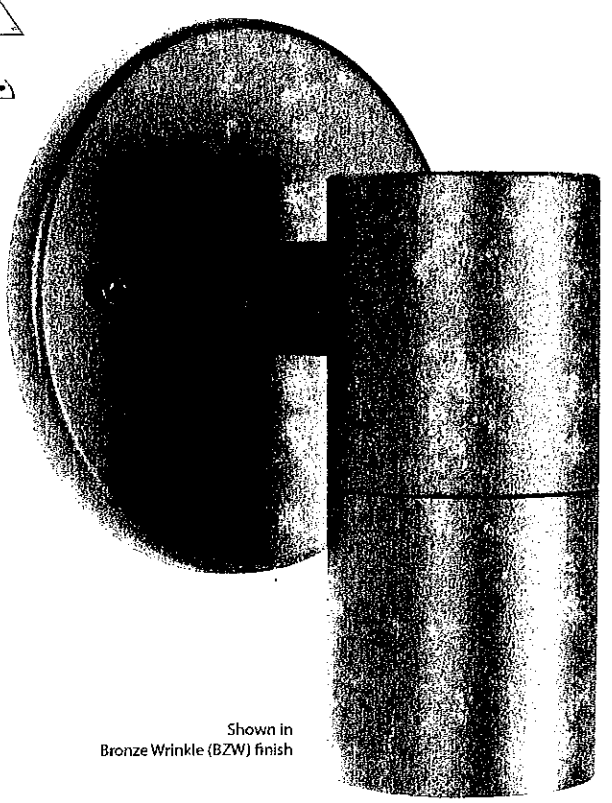
ALU

BR SS

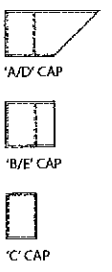
VOLTAGE

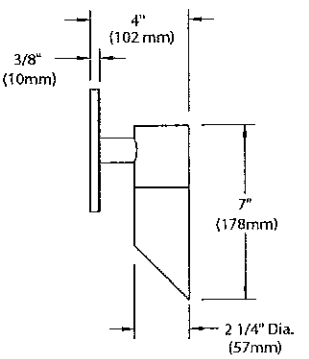
12V

El Capitan™ is designed as a clean and effective wall mounted fixture and is configurable as an uplight or downlight. Choose from three cap styles offering different cutoff options. El Capitan™ features a completely sealed optical compartment and is suitable for indoor and outdoor use. Meets A.D.A requirements. Keyword EC



Shown in
Bronze Wrinkle (BZW) finish





El Capitan™ Series Solid State (BKSSL™)

Features For Use With

Manufactured within GreenSource Initiative™ guidelines.

Made from recycled materials.

Processed using renewable solar energy generated on-site at our Madera, CA facility.

Returnable at end of life to ensure cradle-to-cradle handling.

Furnished in copper-free aluminum (Type 6061-T6).

Fully machined from solid billet.

Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life.

High temperature, silicone 'O' Ring provides water-tight seal.

Fully machined cap.

Flush mounted lens.

Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E'), or flush lens ('C') cap styles.

'A' and 'B' caps include weep-hole for water and debris drainage, while 'D' and 'E' caps exclude weep-hole and are for interior use only.

Shock resistant, tempered, clear glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.

Specify soft focus (#12) or rectilinear (#13) lens.

Integrated solid-state system with 'e' technology is scalable for field upgrade.

Modular design with electrical quick disconnects permit field maintenance.

Exceeds ENERGY STAR® lumen maintenance requirements.

LM-80 certified.

Integral driver.

Minimum 50,000 hour rated life at 70% of initial lumens (L70).

LED Color – 2700K, 3000K or 4000K white light or various colors (Blue, Red, Amber and Green).

Adjust-a-Lume™ (pat. pending) allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require.

For use with 12VAC BKSSL™ remote transformer.

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

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

Tamper-resistant, stainless steel hardware. Canopy mounting screws are additionally black oxided.

Lighting Facts listed.

c ETL us Listed – Five (5) Year Limited Warranty

Exclusive StarGuard® corrosion protection.

Choose from Eight (8) standard and 20 premium Class 'A' TGIC Polyester Powder Coat finishes.

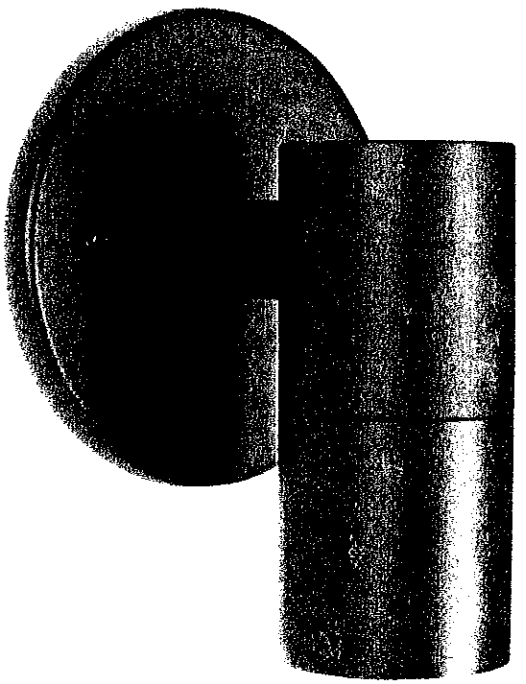
Five (5) Year limited warranty.

RoHS compliant.

ADA compliant.

c ETL us listed.

Made in USA.



El Capitan™

Camino Star™ Solid State (BKSSL™)

Features For Use With

Manufactured within GreenSource Initiative™ guidelines.

Made from recycled materials.

Processed using renewable solar energy generated on-site at our Madera, CA facility.

Returnable at end of life to ensure cradle-to-cradle handling.

Furnished in copper-free aluminum (Type 6061-T6). Style 'D' is available in brass (Type 360).

Eight fully machined cap styles provide wide assortment of visual effects.

Cap styles 'C', 'D', 'E', 'G', 'H', and 'K' each feature a frosted Pyrex® lens. Fully adjustable, stainless steel cutoff shield minimizes aperture brightness.

Cap styles 'G1' and 'G2' offer frosted acrylic uplight opening for way-finding in addition to pathlight.

Body fully machined from solid billet.

Design provides enclosed, water-proof wireway and integral heat sink for maximum component life.

High temperature, silicone 'O' Ring provides water-tight seal.

3WBKSSL™ solid-state system with 'e' technology is scalable for field upgrade.

Exceeds ENERGY STAR® lumen maintenance requirements.

LM-80 certified.

Integral driver.

Minimum 50,000 hour rated life at 70% of initial lumens (L70).

LED Color – 2700K, 3000K or 4000K white light or various colors (Blue, Red, Amber and Green)

For use with 12VAC remote transformer.

Available with optional integral, low voltage, magnetic transformer.

Machined anchor base with 7/8" dia. slip conduit hole and (3) 3/16" dia. anchor bolt holes (hardware by others).

Available in standard increments to facilitate fixture elevation above grade.

Optional 12" or 18"Power Pipe™ for direct burial into soil or concrete.

Power Pipe™ additionally features optional 6" diameter, molded stability flange, which simplifies installation and projects into substrate to reinforce housing stability.

Tamper-resistant, stainless steel hardware.

Exclusive StarGuard® corrosion protection.

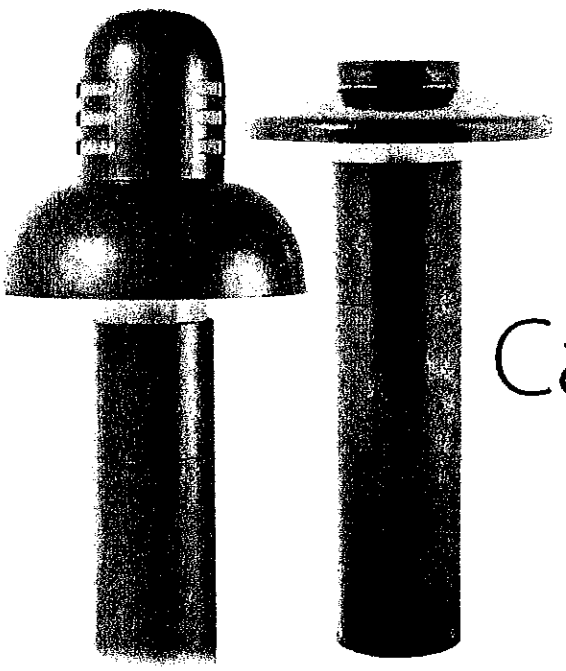
Choose from eight (8) standard and 20 premium Class 'A' TGIC Polyester Powder Coat finishes.

Five (5) year limited warranty.

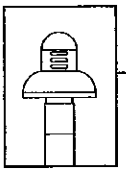
RoHS compliant.

c ETL us listed.

Made in USA.



Camino Star™



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CAMINO STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

Example:		- CS	- LED	- e40	- BLW	- C	- 6	- PP12-SF	- T	

Material
- **Blank** - Aluminum
- **B** - Brass *(Style 'D' Only)*

Series
- **CS** - Camino Star™ Pathlight

Source
- **LED** - 'e' Technology with Integral Driver

LED Type
- **e39** - 3W LED/2.7K
- **e40** - 3W LED/3K
- **e41** - 3W LED/4K
- **e42** - 3WLED/Blue
- **e43** - 3WLED/Green
- **e44** - 3W LED/Red
- **e45** - 3W LED/Amber

Finish

Aluminum & Brass Finishes

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

Brass Finishes

Machined	MAC
Polished	POL
Mitique™	MIT

Premium Finish

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

Style

C, D*, E, G, G1, G2, H, K
**Also available in Brass*

Base (Specify in inches)
- **6** - 6" with Anchor Base (Standard)
- **12** - 12" with Anchor Base
- **18** - 18" with Anchor Base
- **24** - 24" with Anchor Base

Mounting Options
- **PP12** - 12" Power Pipe™ Stake Mounting
- **PP18** - 18" Power Pipe™ Stake Mounting
- **SF** - Stability Flange *(for use with Power Pipe™)*

Transformer Options
- **T** - Integral TRe20 Electronic Transformer *(105-300 VAC, 50/60 Hz, Non-Dimming)*

LM79 DATA

BK No.	CCT (Typ.)	Input Watts	CRI (Typ.)
e39	2700K White	2.8	90
e40	3000K White	2.8	90
e41	4000K White	2.8	75
e42	Blue (460nm)	2.8	~
e43	Green (525nm)	2.8	~
e44	Red (625nm)	2.8	~
e45	Amber (592nm)	2.8	~

L70 DATA

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

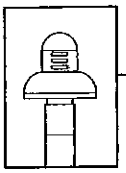
*OPTICAL DATA

Beam Type	Angle
Radial	360°h x 270°v
Radial	360°h x 270°v
Radial	360°h x 270°v
Radial	360°h x 270°v
Radial	360°h x 270°v
Radial	360°h x 270°v
Radial	360°h x 270°v

B-K LIGHTING

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

SUBMITTAL DATE	DRAWING NUMBER
8-21-13	SUB001110



BKSSL SOLID STATE LIGHTING

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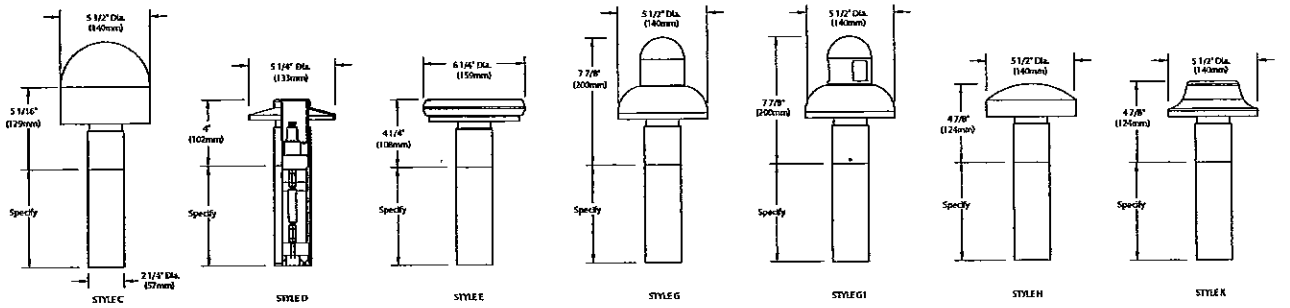
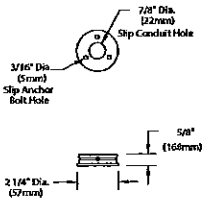
CAMINO STAR™

PROJECT:	
TYPE:	

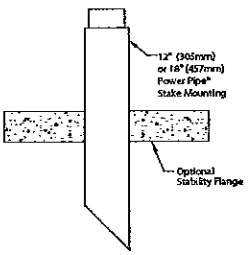
STYLE



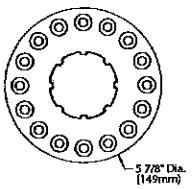
ANCHOR BASE

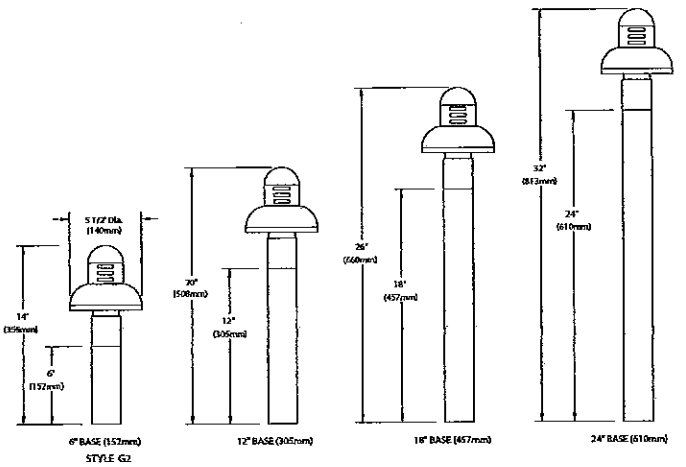


POWER PIPE™ MOUNTING OPTION



OPTIONAL STABILITY FLANGE





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

SPECIFICATIONS

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

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6). Style 'D' is additionally available in Brass (Type 360).

Style
Fully machined cap styles provide wide assortment of visual effects. Style 'C', 'D', 'E', 'G', 'H', and 'K' feature feature frosted Pyrex® lens. Fully adjustable, stainless steel cutoff shield minimizes aperture brightness. Style 'G1' and 'G2' additionally offer frosted acrylic uplight opening for way-finding in addition to pathlight.

Body
Fully machined from solid billet. Design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal.

BKSSL™
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Side emitting optical grade lens delivers high efficiency, radial light distribution. Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Installation
Machined anchor base with 7/8"dia. slip conduit hole and (3) 3/16" dia. anchor bolt holes (hardware by others). Available in standard increments to facilitate fixture elevation above grade. Optional 12" or 18" Power Pipe™ for direct burial into soil or concrete. Power Pipe™ additionally features optional 6" diameter, molded stability flange, which simplifies installation and projects into substrate to reinforce housing stability.

Transformer
For use with 12VAC BKSSL remote transformer. Also available with optional integral, TRe20 electronic transformer, 105-300VAC primary voltage. 50/60Hz. Non Dimming. 20VA maximum load.

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

Hardware
Tamper-resistant, stainless steel hardware.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1598 and UL Subject 8750. Certified to CAN/CSA Standard C22.2 No. 250. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

Intertek · UBA · lighting facts · RoHS

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®Energy Star is a registered trademark of the United States Environmental Protection Agency.
®Pyrex is a registered trademark of Corning Incorporated.

B-K LIGHTING
40429 Brickyard Drive • Madera, CA 93638 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
8-21-13	SUB001110

OUTDOOR WATER USE EFFICIENCY CHECKLIST

RECEIVED ... 2013 SPANGLE ASSOC.

To Be Completed by Applicant

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

Signature: [signature] Date: 9/3/13

Project Information

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

Applicant Name (print): Ciancutti / Jeff Mahoney	Contact Phone #: (Tahoe Sandrail) 415.250.3337			
Project Site Address: 3 Grove Court, Portola Valley			Agency Review	
Project Area (sq.ft. or acre): 1.25 Acres	# of Units:	# of Meters: 2	(Pass)	(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.): 8556	☐ Tier 1 (1,000 - 2,500 sq.ft.) ☑ Tier 2 (> 2,500 sq.ft.)	☐	☐
	Turf Irrigated Area (sq.ft.): 1000		☐	☐
	Non-Turf Irrigated Area (sq.ft.): 5890		☐	☐
	Special Landscape Area (SLA) (sq.ft.): 1536		☐	☐
	Water Feature Surface Area (sq.ft.): 130			

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

Carol Borck <cborck@portolavalley.net> September 25, 2013 4:01 PM
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, Karen Kristiansson <KKristiansson@portolavalley.net>, "cciancutti@gmail.com" <cciancutti@gmail.com>, "meganks@gmail.com" <meganks@gmail.com>, "jeffrey.mahaney@yahoo.com" <jeffrey.mahaney@yahoo.com>
FW: Comments on Site Development Permit X9H-662; 3 Grove Court

Please find comments from the Town Historian below on the proposed project.

Carol

From: Tor/Nancy Lund [mailto:thelunds@ix.netcom.com]
Sent: Wednesday, September 25, 2013 2:54 PM
To: Carol Borck
Subject: Comments on Site Development Permit X9H-662; 3 Grove Court

Hello Carol:

I have reviewed the plans and met at the house site twice with Crystal Ciancutti. I appreciate the respect the Ciancuttis have shown for our historic building. I understand that they will reuse as much of the existing fabric of the building as is possible.

The changes they propose to the residence do not, in my view, harm its historic integrity.

I suggest that the remodeling process might be a good time for the placement of an historic marker, perhaps in the right-of-way and perhaps in conjunction with the residents of 4 Grove Court. These buildings were the headquarters of one of our early estates, Catoctin, and part time residence of William Fitzhugh, a man of accomplishment, well known in his time.

Nancy Lund
Town Historian

October 3, 2013

Town of Portola Valley - Architecture & Site Control Commission
765 Portola Road
Portola Valley, CA 94028

Re: Variance Application for Renovation and Addition to 3 Grove Court

Below is a copy of the letter John & Crystal Ciancutti sent to previous owners of 3 Grove Ct when they first made an offer on the house. We have included this for your reference with regard to the Variance Application, in case it may be relevant background.

Kind Regards,

Megan Kelly-Sweeney

In 1977, my father bought an old Victorian farmhouse just outside of the town of Mendocino, California. He always loved the country, and the house reminded him of a family place in rural Pennsylvania near where he grew up.

The house was built in 1863. It was a farm and cattle ranch supporting the local community of lumberjacks harvesting redwood to build (and rebuild, and rebuild) San Francisco. The man who had it built was named Homer. A few years into his venture, Homer expanded his operation into beer making. His beer was so popular that to this day the gulch just south of Mendocino is called Brewery Gulch.

When my father bought Homer's place, the truth is it was pretty run down. He called the house "the Old Dame," because she had great character, but was also a bit finicky. The state of the house was such that the kitchen was unusable. For the first six months we lived there (including our first winter) we cooked every meal on a little Hibachi grill out on the deck.

I was five years old, and I was in heaven.

Every year since that first winter, my father has had work done on the house, by his own hand or by others. In the 1990s, he met some workers who were in town to retrofit the bridge into town to make it earthquake safe. They told him that their project had been delayed, because they kept finding these hundred year old redwood logs lodged in the mud at the base of Big River. My dad offered to buy the logs on the spot.

My father has been a woodworker his whole life, and he knew that redwood doesn't waterlog like most wood. Sure enough, once he had hauled the logs off the beach and to his property, and milled one using a portable mill he rented, he found that the gorgeous first

growth redwood was as beautiful as the day it was felled more than a century earlier.

My father did some research into the local laws, and found that submerged redwood logs were fair for salvage. The logs were being cut down up-river, and thrown in the water to get to sea where they'd be taken down to San Francisco. The logs were collected at temporary dams set up on the river; redwood is a heavy wood, and some logs would sink at these dams and get caught in the mud.

My father designed and built a custom watercraft. He welded an a-frame of metal beams onto two large corrugated pipes filled with buoyant foam and then sealed. On the a-frame he set up two winches. He stuck a motor on the back, and along with a friend would motor up Big River and go poling for first growth redwood. I thought he was crazy. But it was the only way to get first growth redwood, and the trees were helping nobody nor the environment sitting at the bottom of the river. Once the craft had proven river-worthy on a few trips, I would sometimes join him. It was fun, strange, curious work.

He used the redwood to finish restoring the Old Dame. He was able to match the original boards where water or bugs had gotten to them over the decades. He hand-built new window frames for every window in the house. He has enough redwood that to this day he sells it to guitar makers and cabinet makers from all over the world (http://www.redwoodsalvagesales.com/).

When I walked into your house this week, I remembered that first time I saw our home in Mendocino. The red brick chimney peeking over the trees, the big 12x1 redwood panels in all the first floor rooms. If houses could have siblings, then these two are at least cousins.

Do we eventually come to resemble our parents? I don't know. But I can say that the idea of working on your beautiful house, restoring it, making it truly grand, is an exciting prospect for us. Something wonderful can be returned to the world. I even have great access to the first growth redwood to complement the existing paneling. I hope this vision excites you like it excites us. You can drive for hours and not pass a special house. We don't want to pass this one up.

-John & Crystal

Tom Vlasic
Town of Portola Valley Building & Planning Department
765 Portola Road
Portola Valley, CA. 94028

October 3, 2013

Dear Tom and Staff,

In preparing historic documentation for the proposed renovation and addition at 3 Grove Ct, we received some input and guidance with regard to the CEQA process that I thought might be helpful to share with you, both so you can understand our thinking and in case it aids your staff's process. We have made an effort to demonstrate how the renovation at 3 Grove Ct. is consistent with the historical preservation and rehabilitation standards from the Town of Portola Valley General Plan and the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. Since we have placed a strong emphasis on preserving the historical character of the building, we have been advised to suggest that the Town might consider applying a categorical exemption from CEQA, if appropriate, rather than going through the Mitigated Negative Declaration process. If staff and commissions conclude that the project complies with the Secretary of Interior's Standards or that the project otherwise has no significant impacts generally, one of a two of categorical CEQA exemptions could apply. One possibility is a categorical exemption for historic rehabilitation, the other is categorical exemption for renovations and additions of existing structures. Applying an exemption may be a simpler and faster process than complying with the various procedures that come with a Mitigated Negative Declaration.

As you know, our intention has been to design the project to avoid substantial impacts to the historical character of the building. As a result, we feel that the proposed project complies with the Secretary of Interior's Standards as well as the Town's standards. Having discussed these issues with a consultant, my understanding is that projects that conform to the Secretary of Interior's Standards are generally categorically exempt from CEQA (under Class 31 exemptions) and also would only have less than significant effects under the CEQA Guidelines. So, if staff concludes that the rehabilitation project does meet met the Secretary of Interior Standards, the categorical exemption for historic rehabilitations may apply.

As a second approach, the project's consistency with the Town's standards suggests that the project would not have significant effects on the historical resources under the Town's policies. My understanding is that the Town has discretion to determine whether a project has a significant effect, provided there is substantial evidence. So if the Town views this project's historical impacts as being less than significant, the project could fit under the categorical exemption that covers renovations and additions of existing structures or facilities (Class 1). If the renovations don't constitute a significant

impact or a substantial adverse change, the exceptions for such projects would not remove the exemption.

If staff's review finds that the proposed project may have significant historical impacts, then evaluating mitigations in the context of an initial study and Mitigated Negative Declaration would be the next step, but if not, applying an exemption may be an appropriate way to proceed.

Please do not hesitate to contact me with any further questions or if you would like to discuss any details further.

Kind Regards,

Megan Kelly-Sweeney

3 Grove Court, Portola Valley

October 4, 2013

Historic Resource Documentation - *Draft*

Historic Background

The house at 3 Grove Court, formerly part of the Catoctin Estate along with 4 Grove Court, is recognized by the Town as an historic resource in the Historic Element of the General Plan. The Historic Resources Inventory describes the building as follows, *"#3 had a billiard/sitting room, two bedrooms and a screened porch on the street floor. The upstairs had two bedrooms, a bath and a sewing room. Servants' quarters, a wine cellar, washroom, and storage rooms remain under the rear of the house. A wing of two bedrooms and a bath, which no longer stands, connected the two buildings."*

Current Condition & Proposed Use

The current condition of the house requires significant repairs, replacement of some features, and the removal of a previous non-historic addition currently in disrepair. The proposed use will remain residential, though the addition of a kitchen as well as other typical modern features will be necessary as the current kitchen is part of the non-historic addition proposed to be removed. Given the current condition of the house and the need for an addition, rehabilitation is most appropriate and we have thus made every effort to follow the Rehabilitation Standards outlined in *The Secretary of the Interior's Standards for the Treatment of Historic Properties.* For reference, *The Secretary of the Interior's Standards for the Treatment of Historic Properties,* notes that "*Rehabilitation* is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

Historic Features and Materials of 3 Grove Ct

In the following, we "identify the form and detailing of those architectural materials and features that are important in defining the building's historic character," as per *The Secretary of the Interior's Standards for the Treatment of Historic Properties.* Please see attached historic photos for reference.

Roof

The simple gabled roof, including its angle and extended purlin detail, is repeated in both the main volume of the house, as well as the roof over the stairway, and is visible on the south and north facades. The lower roof on the south façade over the area of the proposed kitchen has a gable at a similar angle, but with a hip that appears out of character with the rest of the building, and is not believed to be historical. While historical photos of this side of the house have not been found despite numerous efforts, former residents have indicated that changes to the façade of this room did occur. On the east façade, the shallower angled gables of the large dormers extend perpendicular to the primary roof gable, so only one roof angle is seen on each façade. This gabled roof structure with extended purlins is a character-

defining design element that we propose to preserve where it exists and respect in the proportions of the proposed addition. The original chimneys are no longer present having been replaced by metal chimneys that are not in keeping with the historic character of the house. The roof material has long since been replaced with modern standard composite shingle roofing, and the original material appears that it may have been some type of shingle, but is not clear from the available photographs.

Windows
The windows are characterized by their small panes, wood frames, and flat wood trim with a very simple profile above a thicker wood sill and as seen both in the existing building and historic photos, which contribute to the historic character of the building.

Entrances & Porches
The existing entry porch with deck above remains as seen in historical photos, with the addition of a non-historic balcony extending along the west façade. Historical documents indicate that a rear porch or deck was originally present along the east façade in the area later enclosed to create a kitchen. The entry porch and rear deck both contribute to defining the historic character of the building.

Exterior Materials
The wood board and batten siding contributes to the historic character of the building and in some places the original siding is still present, (as evidenced by the vestige of the connection with the original sleeping porch visible on the north side of the house).

Interiors
While the interiors necessarily must change to accommodate the needs of a contemporary family as well as code and green building requirements, the owners are committed to preserving and rehabilitating the historic interior redwood paneling both in place, and for reuse in the house or elsewhere.

Summary of Proposed Exterior Changes

- New Windows:
  - Living Room Doors opening onto Patio
    (Note: Brick is known to not be original, per interview with former residents)
  - Living room windows to be replaced with casement windows with panes more similar to original proportion in existing opening.
  - Stairwell window expanded in keeping with historic character.
  - East & North facade windows adjusted to accommodate reasonable allocation of interior space for bedrooms, bathrooms, kitchen etc.
- Enclosure of Entry Porch
- Expansion of Family Room & 3rd story addition
- Expansion of bay on north facade
- New deck off master bedroom (recreating previously removed historic deck)

- New/replacement deck off Dining & Family Room (similar to historic deck/screened porch, at the location of historic deck)
- New/replacement decks at lower level (similar to historic covered deck, at the locatio of historic deck)
- New trellis' to the north off living room and to south at outdoor kitchen.
- Railing on deck above entry porch to be modernized for safety in keeping with historic character.
- Removal of existing roof overhang and trellis on north side of building off living room.
- Removal of unslightly, structurally unsound, non-historic rear addition.
- Removal of inappropriate non-historic chimneys.
- Removal of non-historic portion of deck on west facade.

Other aspects of renovation

- Residence will be brought into compliance with green building & energy efficiency standards.
- Residence will be brought into compliance with seismic safety standards.
- Electrical, Plumbing & Mechanical systems will be modernized.
- Historic interior redwood paneling and other details to be preserved for reuse in the house or elsewhere.

Compliance with Town Standards

Below is a table addressing the project's compliance with the standards for an Historic Resource to be preserved as outlined in the Historic Element of the Portola Valley General Plan.

*2511 **Historic Resource to be Preserved***	**Response**
1. A historic resource noted for preservation shall have its exterior appearance retained to the maximum extent possible. This does not preclude: *a. Exterior alterations necessary to ensure safety which conform to the historic character of the resource.* *b. Additions which conform to the historic character of the resource.* *c. Additions or changes required to conform with the Americans with Disabilities Act.*	Exterior board and batten siding, character defining historic roof structures, and historic character of doors and windows to be rehabilitated and preserved. Proposed addition is in keeping with the historic character of the resource through the use of a similar roof gable, similarly proportioned divided light windows, and board and batten siding. Removal of unsound, non-historic addition and construction of new decks in the location of historic decks will be in keeping with the historic character.
2. Any additions or alterations pursuant to Section 2511.1. shall be accomplished in such a manner that they can be removed at a future time to reveal the historic resource as it appeared prior to such additions or alterations.	The proposed addition at the entry will consist of inset walls built between the existing porch floor and the deck above such that it can be removed at a future time. Proposed decks are believed to be in keeping with the historic original, but could also be removed at a future time. A significant number of other alterations including

	replacement of doors and windows, removal of the existing rear kitchen addition, removal of roof overhang over the existing patio and lower level side entry will enhance the historic character of the building by eliminating previous additions and alterations not in keeping with the historic character of the building. The proposed family room/kitchen expansion and 3rd story addition also affect only an area believed to have little remaining historic character.
3. A historic resource which at some time has been partially or entirely destroyed may be reconstructed to its original design.	See response to item 2 above.
4. A historic resource noted as to be preserved shall not be removed unless one of the following conditions has been determined to exist; however, if one of the conditions is determined to exist, time shall be provided to allow the town to consider alternate ways in which to retain the resource. a. The resource is a potential safety hazard and alterations to provide safety and retain its historic character are unreasonable. b. The resource has been so altered or modified that its historic significance no longer exists. c. Retention of the historic resource is an unreasonable burden on a property owner.	The Ciancuttis are committed to finding a reasonable means to preserve 3 Grove Court and provide a functional home for their family, thus they appreciate the Town's recognition of the added burden of renovating a historic property.
5. It is intended that resources noted as to be preserved should at an appropriate time have a plaque installed in a location visible by the public unless otherwise indicated in the description section of this element.	Owners would be fine with the installation of a plaque at an appropriate location.

Compliance with Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings *as described in The Secretary of the Interior's Standards for the Treatment of Historic Properties*

Below is a table addressing the project's compliance with the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as described in *The Secretary of the Interior's Standards for the Treatment of Historic Properties.* Compliance with these guidelines is one component of a potential CEQA Exemption or Mitigated Negative Declaration.

Standards for Rehabilitation	**Response**
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and	Property will be used as it was historically, as a residence.

spatial relationships.	
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	The materials and features that characterize the property and contribute to the building's historical significance will be retained and preserved.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	No changes to create false sense of historical development. New additions will be in harmony with historical structure but clearly distinguishable.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.	Previous changes have not been recognized as having historical significance in their own right.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Yes, distinctive features such as window trims, roof purlins, and board and batten siding among other architectural features and materials that characterize the property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Historic features, such as window trim, will be repaired rather than replaced when possible. When documentation and physical evidence is available, it will be provided to substantiate replacement of missing features. Where documentation is not available, new features are designed to be compatible with the historic structure, and may be removed at a future date, for example new/replacement decks off east façade.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Yes.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Yes, though no archeological resources are anticipated.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	New additions are designed to be compatible with the existing historic structure, but are identified by horizontal paneling at the lower level to distinguish the added volumes from the original structure, except for the entry enclosure which will be visually distinct though the extensive use of glass.
10. New additions and adjacent or related new	New additions to the historic building, including

construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	the entry porch enclosure, the extended bay off the master bedroom, and the mudroom could all be removed in the future without impacting the form and integrity of the historic property. The proposed addition to the 3rd story and expansion of the family room/kitchen below makes changes to a wing of the house that has already been significantly compromised such that this wing does not contribute to the historic character and significance of the building, thus "the essential form and integrity of the historic property" would remain unimpaired.

Recommendations for New Additions to Historic Buildings for Rehabilitation Projects	**Response**
Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.	Unfortunately, renovating interior spaces for the new programmatic needs is not possible without impacting the proportion of the existing historic interior rooms on the entry level.
Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.	New addition is replacing a non-character-defining façade, and appropriately scaled relative to the historic building
Designing a new addition in a manner that makes clear what is historic and what is new.	New addition is differentiated from the historic building by the orientation of the lower level siding.
Considering the design for an attached exterior addition in terms of its relationship to the historic building as well as the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.	New addition is of appropriate mass and proportion for the historic building and the neighborhood. New addition is differentiated from the historic building by the orientation of the lower level siding, but also remains compatible with the historic character through the use of wood siding, a gable roof at the same angle, similar fenestration pattern, and appropriate massing.
Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building.	New addition is replacing a non-character-defining façade, and appropriately scaled relative to the historic building.
Designing a rooftop addition when required for the new use, that is set back from the wall plane and as inconspicuous as possible when viewed from the street.	No rooftop addition.

Additional Information from Past Residents of 3 Grove Ct

Crystal and John Ciancutti, met with the Simpson brothers (Jim, Peter and Chris) and Joanne Klebe on 9/8/13 to hear stories about growing up at 3 Grove Court. The Simpsons moved in to 3 Grove Ct in the early 1950's. The following are relevant details about the house from their conversation. The Simpson brothers relayed that originally the roof deck on the front of the house was only over the front porch, but another deck had been added off the back corner of the master bedroom (above the living room). Their parents combined the two decks into the current one larger deck.

The Simpsons also expanded the kitchen (to include the area where you can see the original exterior siding), and added the external stairs to get to the lower level. When the Simpsons moved in, the wine cellar was part of 2 Grove Court, based on how the estate had been subdivided. Apparently at the time of the subdivision there was still wine (turned to vinegar) and shelving in the cellar. The previous owners of 2 Grove Court made an outrigger out of the wine racks. When that family sold 2 Grove Court, the Simpsons bought the triangle of land that included the cellar.

Underneath the brick patio (which was installed by the Simpsons), there was once a fish pond. The brick seating was there when they moved in, but they don't believe it was original to the house. The dried up ponds were built by Jim Simpson and had a pump system at one point.

The original house had redwood rain gutters. Apparently under the house there is a section that we can look for.

Crystal also met with the Arnold sisters of the Frank Arnold family that purchased the houses at both 3 and 4 Grove Ct after it was subdivided. The Arnold sisters indicated that the large window on the south façade with large square panes was not original. One of the Arnold sisters who is now an architectural historian also noted that this room adjacent to the kitchen, (the proposed family room/kitchen), did not appear to be original. They also noted that there had previously been a deck off the proposed master bedroom, similar to what is proposed.

Additional Historical Information about 3 Grove Court

Nearly all of this history compiled by Crystal Ciancutti is from the report that Dorothy Regnery, (the previous Portola Valley Town Historian), and available in the Town archives. Crystal visited the archives on May 9, 2013.

William M Fitzhugh was a civil engineer and geologist who was involved in a major oil discovery in 1910 in Wyoming and became a prominent San Francisco businessman (the Fitzhugh building was demolished and replaced by Saks Fifth Avenue in 1979). He purchased 81 acres in Portola Valley through a variety of real estate transactions in 1913. The Portola Valley estate was called Catoctin (Fitzhugh was born near Catoctin Furnace, Maryland on a property that later became Camp David), and was a summer destination for his family and friends. The property was never developed as a society "show place". It was to reflect rustic

country living without many flourishes or pretense.

Fitzhugh died in 1929, but his wife Mary lived until 1955. She was never fond of the Portola Valley property, so stopped coming regularly. They had two children - the son, William M. Fitzhugh, Jr., went to Stanford (circa 1929/1930) and hosted "wild parties" at the Portola Valley house.

There were various stories about the stone used along the road/planters/walls which was brought from Mt. Lassen and from ballast removed from ships that had sailed into San Francisco. The main road to the property was roughly the current Stonegate Road. The current Grove Court is the upper end of the main road, lined on one side by the stone planters.

There was a pear orchard planted in the early 1920s. When "Fitzhugh acquired the property, there were only a few scattered oaks on the lower undulating hills. The mid-front south slopes were open and were planted in hay[...]"

The original house was built in 1916 (4 Grove Court) with one bedroom (for William Fitzhugh), a kitchen, and a dining room/living room. (After the estate was subdivided it (and 3 Grove Court) was purchased by the Frank Arnolds, who modified it.) The children, Mrs. Fitzhugh and guests slept in tents on raised wooden flooring among the oak trees. The next summer a "ranch house" and a "sleeping unit" were built southeast of the first house. "Again Frank Fox and his craftsmen were commissioned to build them in addition to a garage. (Misc 31, page 181). All three houses were on the summit of the highest elevation of the property. Although the front was a gradual slope, in contrast at the back was a sharp descent to the "flats"." (In the summer of 1917, all electrical and telephone cables were placed underground - this may be linked to the PG&E vault in the middle of the property.) Note: In doing some careful deconstruction to understand how 3 Grove Court was built, we found shipping labels on the back of a piece of trim, which suggests Gus Waller in Redwood City was actually the builder.

Built at the same time but no longer existing between the two houses there was a "sleeping unit", consisting of two rooms with a bath in between for their son and daughter, with an enclosed "sleeping porch" across the back (east). Across the front was an open porch which almost joined the porch of the first house." You can see where this sleeping unit connected to 3 Grove Court with a diagonal roof line that's marked on the siding of 3 Grove Court.

The architecture of 3 Grove Court is credited to Charles Hodges, who was Stanford University's resident architect . "At the opposite end of the porch there were a few steps down for access to [...] 3 Grove Court. One entered the house on the north side (nearest the sleeping unit). On the first floor there was a billiard room, a "sitting room" and two bedrooms with a screened porch across the end. The upper floor was Mrs. Fitzhugh's domain. The second house was modified by the Arnolds and the subsequent owners Allen and Simpson, but without major changes. For example, a kitchen was an essential addition. [...] There was beautiful interior redwood paneling. All of the light fixtures were handmade

of hammered copper. At the time of the sale to Cornish & Carey, Fitzhugh, Jr., removed all the fixtures.[...] unfortunately they were never reused and eventually were discarded."

The Fitzhughs compared [the architecture of the two houses] to Swiss chalets. Fitzhugh, Jr. recalled that his father had in his possession a large quantity of whiskey in January 1920 before Prohibition. But foreman Nahmens' version was that Fitzhugh purposefully bought approximately $60,000 of quality liquor. The liquor was stored [...] in the steep slope near the house and locked behind an iron door. One night much of the liquor cache was removed. Thousands of dollars worth of whiskey was stolen but none of the wines were touched.

The Fitzhugh family sold Catoctin to Cornish & Carey realtors in 1948, which subdivided it into 41 building sites, mostly 1-2.5 acres. Cornish & Carey spent $200,000 to acquire the land and improve it for subdividing.

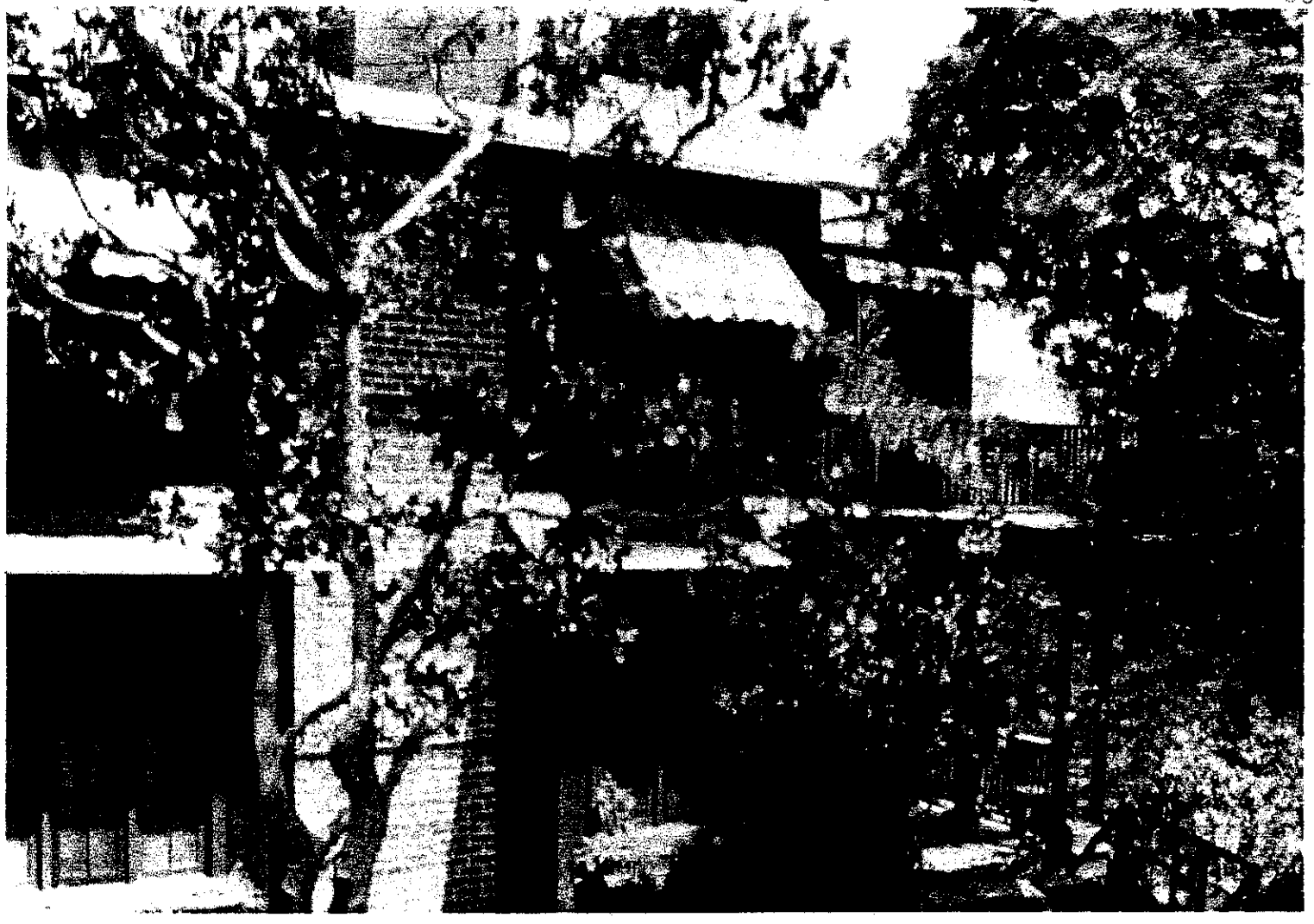


Image 1. Historic Photo from Town Historian of West Façade of 3 Grove Ct, including original porch with deck above, sloped roofs over bays in living room with windows above on upper story, divided light windows with simple wood window trim, shingled roof.

Image 2. View of the south and west facades, note the two gable roofs and non-historic hip roof, as well as the non-historic balcony extending from the deck over the porch.

Image 3. View of the west façade including non-historic extension of deck/balcony over porch, non-historic square window panes in the living room, non-historic metal chimney.

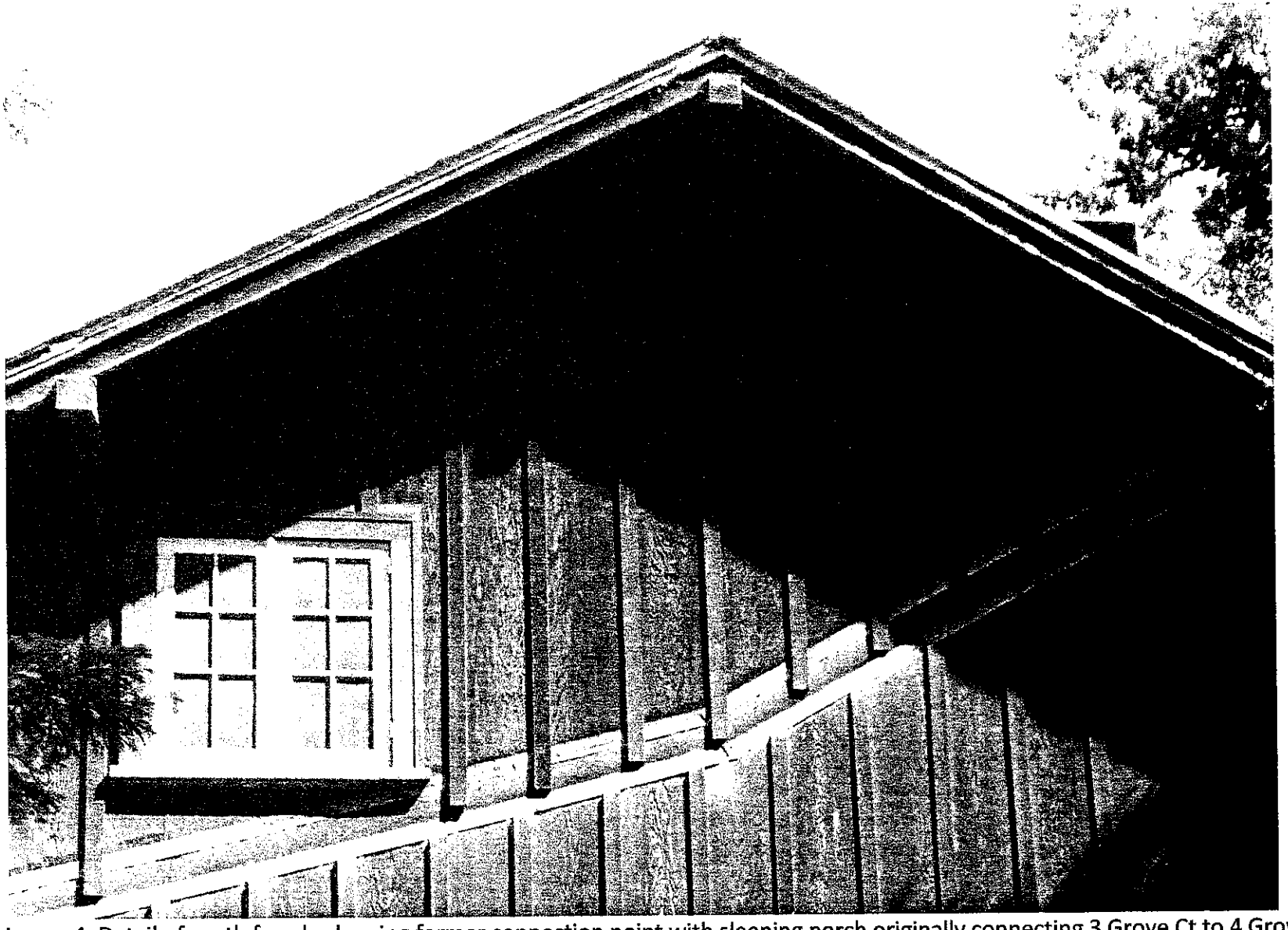


Image 4. Detail of north façade showing former connection point with sleeping porch originally connecting 3 Grove Ct to 4 Grove Ct. as well as historic window trim and extended purlins.

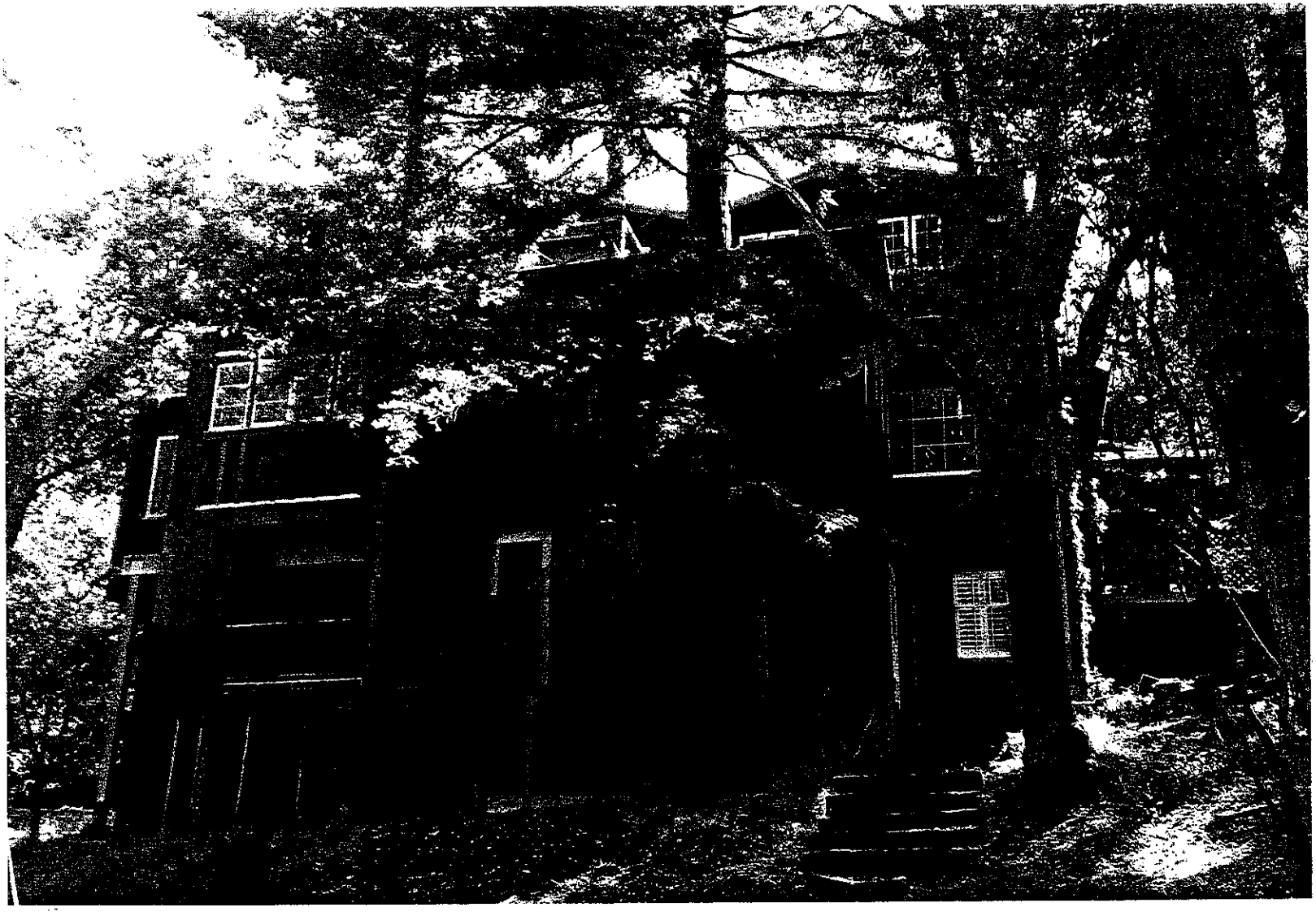


Image 5. View of east façade including previous non-historic kitchen addition to be removed.

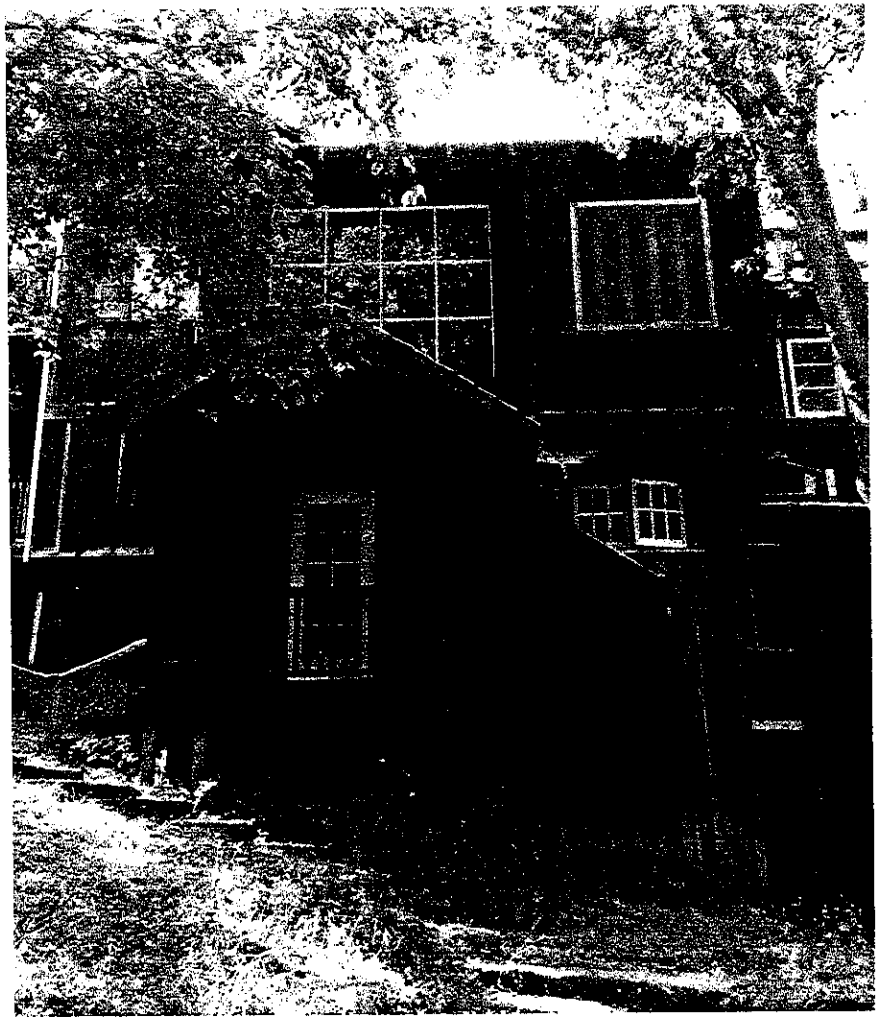


Image 6. South façade showing non-historic lower level porch with evidence of previous stairs and possible previous roof line, as well as non-historic square pane window and bay pushed out to roof eave.

Image 7. East façade of area of proposed family room expansion, and south façade of non-historic addition.

Image 8. West façade of area of proposed family room expansion showing evidence in siding of previous changes to the fenestration as well oddly placed downspout below roof eave.

Carol Borck <cborck@portolavalley.net> October 8, 2013 10:25 AM
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, Karen Kristiansson <KKristiansson@portolavalley.net>, "jeffrey.mahaney@yahoo.com" <jeffrey.mahaney@yahoo.com>, "meganks@gmail.com" <meganks@gmail.com>, "cciancutti@gmail.com" <cciancutti@gmail.com>
FW: 3 Grove Drive, APN 079-030--170

Below are neighbor comments on the proposed project.

Carol

From: david maahs [mailto:pvtrees12@gmail.com]
Sent: Tuesday, October 08, 2013 10:20 AM
To: Carol Borck
Subject: RE: 3 Grove Drive, APN 079-030--170

Dear Planning Director,

I would like to notify the planning commission of our concerns regarding the proposed project. I reviewed the plans today and found that there was very little in the plans to address the concerns of the neighbors who live on Grove Drive, directly below the project.

Within the last 12 months, about 80 percent of the screening vegetation was removed behind this house, exposing it to everyones view who either walks or drives along Grove Drive. Now that there is a proposal to expand the number of structures on the property, we feel that something must be done to mitigate the visual aspects of the project from our street. It seems like the planner only considered the visual aspects of the plan from Grove Court, and completely neglected to address the visual effects of the project from our prospective on Grove Drive.

1. May I suggest that the members of the planning commission walk along Grove Drive and look upward toward the proposed project when they meet on Monday, October 14, 2013 at 4 pm at the site.

In doing so, I would like for them to consider what could be done to decrease the visual aspects of this proposed project from the Grove Drive perspective. When you walk you child to school or drive on our street, we prefer not to look at a large edifice the is obtrusive and out of place for the neighborhood.

2. The current plan has inadequate landscaping provisions to mitigate the visual impact of the proposed structure from our views on Grove Drive. How will this be mitigated?

3. All the other properties and residences on our section of Grove Drive are at least partially obscured from view with landscaping or natural vegetation. This is not the case with this new proposed building project.

Thank you in advance for considering our concerns.

Sincerely,

David Maahs DDS
Rui Hua Yan

360 Grove Drive
Portola Valley CA
94028

650-556-6096

October 3, 2013

Town of Portola Valley - Architecture & Site Control Commission
765 Portola Road
Portola Valley, CA 94028

Re: Permit Application for Renovation and Addition to 3 Grove Court

Below is one additional letter from the neighbors in support of the proposed project at 3 Grove Ct. Please include this letter along with those sent previously for the consideration of ASCC with regard to our permit application.

Kind Regards,

Megan Kelly-Sweeney

meganks@gmail.com
415 336 8239

---------- Forwarded message ----------
From: elisa fabian
Date: Wed, Oct 2, 2013 at 10:44 AM
Subject: RE: Invitation to 3 Grove Court
To: Crystal Ciancutti

Dear ASCC and Planning Commission,
We recently meet with our new neighbors John and Crystal Ciancutti to go over their plans for 3 Grove Court. Both Mike and I are very excited about what they will be doing. We really enjoyed the fact that they first took the time to extract the bees and save them before construction. Our whole family got a lesson about bee keeping from Art the bee guy. This was the first sign that this new family really cared about the home and property and what the previous owner Tommy would have wanted. The new home we feel we keep in line with this also. They really seem to be thinking about the history of the home and preserving as much as possible while creating something that is user friendly for their growing family... We can't wait to watch this house change yet stay similar over time and we are very excited to be a part of this project.
Sincerely,
Mike and Elisa Fabian

September 18, 2013

Town of Portola Valley - Architecture & Site Control Commission
765 Portola Road
Portola Valley, CA 94028

Re: Permit Application for Renovation and Addition to 3 Grove Court

The owners of 3 Grove Court recently hosted a gathering to share their proposed plans with their neighbors. Below please find copies of five letters from neighbors sent via email after the meeting to the owners of 3 Grove Ct, all in support of the project. We would like to include these letters for the consideration of ASCC along with our permit application.

Kind Regards,

Megan Kelly-Sweeney

meganks@gmail.com
415 336 8239

---------- Forwarded message ----------

From: Jacqueline Howe
Date: September 15, 2013, 4:41:49 PM PDT
To: Crystal Ciancutti
Reply-To: Jacqueline Howe

Dear John and Crystal,

Thank you so much for inviting our family to your home to see and discuss your plans for your property's renovation. We were very impressed with how much attention you've given to preserving the historic nature of your site, and the consideration you've shown us thus far. In particular, we are very supportive of your new garage and driveway configuration, as it will open up the space between our two properties and ensure a safer, more secure environment for both our families.

We appreciate the consideration you've shown us thus far, and are looking forward to having you as our new neighbors. Good luck with the project!

Bradley and Jacqueline Howe

4 Grove Court, PV

---------- Forwarded message ----------
From: Lawrence Tesler
Date: Mon, Aug 26, 2013 at 9:18 AM
Subject: Project comments
To: Crystal Ciancutti

Crystal,

We would like to thank you and John for reaching out to neighbors like us on Grove Drive as you embark on an ambitious renovation at 3 Grove Court. Over the years, the structure of the haphazardly constructed historic building has deteriorated, resulting in multiple safety issues and a ramshackle appearance of the back side that overlooks the hill, Grove Trail and our home. Your project would renew and enlarge the house, replace the garage, slightly realign the driveway, add a hillside pool and effect other building and landscape improvements.

Yesterday, we had a chance to see your plans and discuss them with you and your architect. The designs that you showed us would address the issues in a balanced way, saving the historic element while improving safety, environmental impact, appearance and livability.

We were also gratified to discover that you are investigating potential remedies--including slope contour changes--for the longstanding problem of runoff from the hill causing year-round wetness and significant storm water inundation on Grove Drive.

We look forward to further engagement in the planning process as your building addition and landscape improvement plans evolve.

Welcome to the neighborhood,

Larry Tesler and Colleen Barton
351 Grove Drive, Portola Valley

P.S.: Feel free to share this email with other neighbors and the Town.

---------- Forwarded message ----------
From: Susan Reed
Date: Mon, Aug 26, 2013 at 10:07 AM
Subject: Re: Thanks!
To: Crystal Ciancutti, Kenneth Reed

Hello Crystal,

Thanks to you for the opportunity to look over the plans.

We very much like your approach to the tricky issue of remodeling 3 Grove Ct. Particularly the fact you are going for a modest plan rather than a huge complex.

Your design for the difficult issue of the driveway and garage are particularly appealing.

We absolutely endorse the plans as seen on Sunday.

Sincerely - Ken & Susan Reed (2 Grove Ct.)

---------- Forwarded message ----------

From: "Moghadam, Hamid"
Date: August 27, 2013, 10:50:05 AM PDT
To: Crystal Ciancutti
Subject: 3 Grove Court

Dear Crystal:

Thank you for sharing your plans for 3 Grove Court. As the owners of 1 Grove Court, we're pleased that the property will be renovated and support your approach. We appreciate being kept in the loop. Please feel free to share this message with the Town.

Best,

Hamid and Tina Moghadam

---------- Forwarded message ----------

From: Emiko Kim
Date: September 4, 2013, 5:46:32 PM PDT
To: Crystal Ciancutti
Subject: 3 Grove Court, letter to the Town of PV

Dear Town of PV,

I had the pleasure of meeting with Crystal, and reviewing the remodel plans for 3 Grove Court.

I must say, I'm quite excited for this project!

They have taken great care and thoughtful consideration to the original features of this unique property. I believe it will be brought back to life, to shine as the beautiful home I imagine it once was, a glorious place to raise their family.

Crystal and John have my full support, I very much look forward to the transformation!

Sincerely,

Emiko Kim

5 Grove Court

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borck, Assistant Planner
FROM: Howard Young, Public Works Director
DATE: 9/19/13
RE: 3 Grove Court

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.

4. Insure that storm drain detention basin is adequate to avoid water ponding in the right of way and damaging road base of Grove Drive.

5. Concerning pedestrian trail / stairway access to Grove Drive, any work in the Towns right requires an encroachment permit

Carol Borck <cborck@portolavalley.net> September 19, 2013 8:48 AM
To: "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>, Karen Kristiansson <KKristiansson@portolavalley.net>
FW: Ciancutti

Hi - don't know if this was forwarded -

Carol

-----Original Message-----
From: John Wallace [mailto:jwallace@cottonshires.com]
Sent: Monday, September 16, 2013 10:57 AM
To: Carol Borck
Cc: Ryan Reynolds
Subject: Ciancutti

Carol,

We have reviewed the documents for the proposed project at 3 Grove Court, and have discussed the project with the geotechnical consultant (Romig Engineers). The consultant indicated that they are still putting their report together and likely would not have it completed this week. We have some concerns that artificial fill may be proposed for an area designated as "Pd", and have recommended (verbally) that the geotechnical consultant address this issue. Therefore, we do not anticipate that the consultant would get us their report and recommendations soon enough for us to issue a review report before the September 19 date, as mentioned at the bottom of your memorandum. This fill issue could affect grading quantities and the placement of proposed improvements on the property.

John

John M. Wallace
Principal Engineering Geologist
Cotton, Shires and Associates, Inc.
330 Village Lane
Los Gatos, CA 95030
408-354-5542 ph
408-348-5688 cell
jwallace@cottonshires.com

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:3 Grove Ct.	Jurisdiction: PV
Owner/Architect/Project Manager: Ciancutti	Permit#: X9H-662
PROJECT DESCRIPTION: Remodel, new garage and new guest house	
Fees Paid: ☒$YES ☒ See *Fee Comments* Date: 9/19/13	
Fee Comments: $60.00 (ASRB review)	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

1. Must comply to Portola Valley Muni Code 15.04.020E for ignition resistant construction & materials Chapter 7 2010 CBC
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. Approved spark arrestor on all chimneys including outside fireplace
4. Install Smoke and CO2 detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed, in house and guest house.
6. 100' defensible space around proposed new structure prior to start of construction.
7. Upon final inspection 30' permiter defensible space will need to be completed.
8. Driveway needs to meet WFD requirments. Grade over 15% will need to be brushed concrete. No grades over 20%
9. Driveways over 150' will need a FD truck turnaround.
10. Fire hydrant must be within 500' of structure measured on approved roadway route prior to construction.
11. A Fire hydrant will be required. There is one in front of #1 Grove Ct. I believe this will be over 500' to the front door of proposed project. Will need to confirm.

*** RESUBMIT*** Once all requirements are met this project should be approved.

Reviewed by:M. Hird	Date: 9/19/13

☒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:	

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.

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Karen Kristiansson, Deputy Town Planner

DATE: October 10, 2013

RE: Architectural Review of Plans for House Addition and Interior Remodel for 110 Tan Oak Drive, Gebhart Residence

This proposal is for approval of a 257 sf house addition together with an interior remodel for the existing home on this approximately 0.23 acre parcel at 110 Tan Oak Drive in the Brookside Park neighborhood. To approve this project, the ASCC would need to make the findings for concentration of floor area, as this project would increase the floor area in the main house to 96% of the total allowable for the lot, well over the 85% permitted in the main structure.

The project is presented on the following enclosed plans dated 8/30/13 and prepared by CJW Architecture:

Sheet T-0.1, Title Sheet
Sheet T-0.2, Build It Green, Exterior Lighting
Sheet A-1.1, Site Plan
Sheet A-2.1, Floor Plans
Sheet A-3.1, Exterior Elevations

There is also an 8½" x 11" "Finish Board" sheet (attached) with a picture of the existing house and a statement that the project does "propose to match all finishes."

The following comments are offered to assist the ASCC in considering and acting on this proposal.

1. **Project description, site conditions and grading.** The approximately 0.23 acre project parcel is located on the north side of Tan Oak Drive east of Corte Madera Road, as shown on the attached vicinity map. The addition is proposed at the front of the house to extend the existing living room towards the street and convert that wing of the house into a great room with living, dining and kitchen areas.

   The addition will be located on an existing landscaped and lawn area on the site, and there will be no grading associated with this project under the definition of the Site

Development Ordinance. A stake will be placed on the property to show how far out from the existing house the addition will extend.

Because this project would require the ASCC to make the findings for concentration of floor area, the conditions on the rest of the property are also important. As shown on the site plan, there is a pool and associated patio on the rear portion of the property extending from the house back to the required rear yard setback.

2. **Compliance with Town requirements regarding height, impervious surface, Build It Green points, and setbacks, and floor area.** The house and proposed addition comply with the height and maximum height limits. There is more impervious surface (IS) on the site than is currently permitted (3,104 sf of existing IS compared to 2,664 permitted); however, the project would not alter the amount of IS on the site.

   The completed Build It Green Checklist is on Sheet T-0.2 and shows that the project will achieve a total of 59 points, well over the required 25 points for this "elements" project. This project can be self-certified.

   In terms of setbacks, setback averaging provisions were used for the east side of the existing home to permit encroachment of a ground level office and second story deck into the side yard setback area. On the west side, the existing fireplace extends approximately two feet into the required side yard, with about ten square feet in the setback area. As part of this project, the existing fireplace would be replaced with a smaller gas fireplace which would not extend past the eaves of the home and would reduce the amount of fireplace in the setback area to approximately eight square feet. Therefore, the project would bring the home closer to conformity with Town requirements.

3. **Compliance with Floor Area Requirements.** For this site, the Adjusted Maximum Floor Area is 3,178 sf. The existing home has 2,793 sf and would have 3,050 sf with the addition, which is 96% of the allowable floor area. As a result, the ASCC would need to make the four findings set forth in Section 18.48.020 of the zoning ordinance associated with a concentration of floor area (attached). Each of these is discussed below.

   Finding A.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.

   Use of this site is constrained by the size and the shape of the lot, which is angled outward on the street side of the house and narrower behind the house. There is currently a pool and patio occupying the developable area behind the house. As a result, there is no place on the site where an accessory structure could be reasonably located without significant demolition and site work. Given the size and shape of the lot and current development on the lot, having a larger structure would produce a superior design, particularly in terms of use of the property.

   Findings A.2 and A.3 cannot be made for the property because the property does not include steep slopes, areas of unstable geology or areas subject to flooding.

Finding 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.

Because of the way that neighboring homes are oriented, the addition will only be visible from the street and not from adjacent homes. The addition is located directly in front of the existing house and will not block any existing views. In addition, because of the topography of the neighborhood there are no significant views that would be affected by this project.

Finding 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.

A design for the project with the additional floor area located in an accessory structure would have more impact on neighboring properties during construction. To build an accessory structure behind the house would require significant demolition and site work, as well as construction access through the relatively narrow side yard. Building the addition on the front portion of the property will therefore have less impact on neighboring properties. Also, once it is constructed, the addition would not affect neighboring homes more than a design without the floor area concentration would, because of the way the home and neighboring homes are situated.

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

Even with the proposed front addition, the home will conform to front yard setbacks and will have a similar apparent mass as nearby homes. The design is similar to the existing home and in keeping with the character of other homes in the neighborhood. As a result, the proposed building will be in keeping with the character and quality of the neighborhood.

4. **Materials and colors.** The siding of the addition will match what is present today on the front of the living room, and will be painted to match the existing home. The attached Finish Board sheet shows these materials and colors. Given the small size of this project, using the same materials and colors to match the existing house appears reasonable.

5. **Landscaping, lighting and skylights.** No landscaping changes are proposed as part of this project, other than replacement of a portion of the existing lawn and landscaped area with the addition. There are no changes proposed to exterior lighting except at the great room, where existing exterior lights would be removed and the fixture shown in the cut sheet on Sheet T-0.2 would be installed by the side and rear doors to the great room. No landscaping lights are proposed for this project.

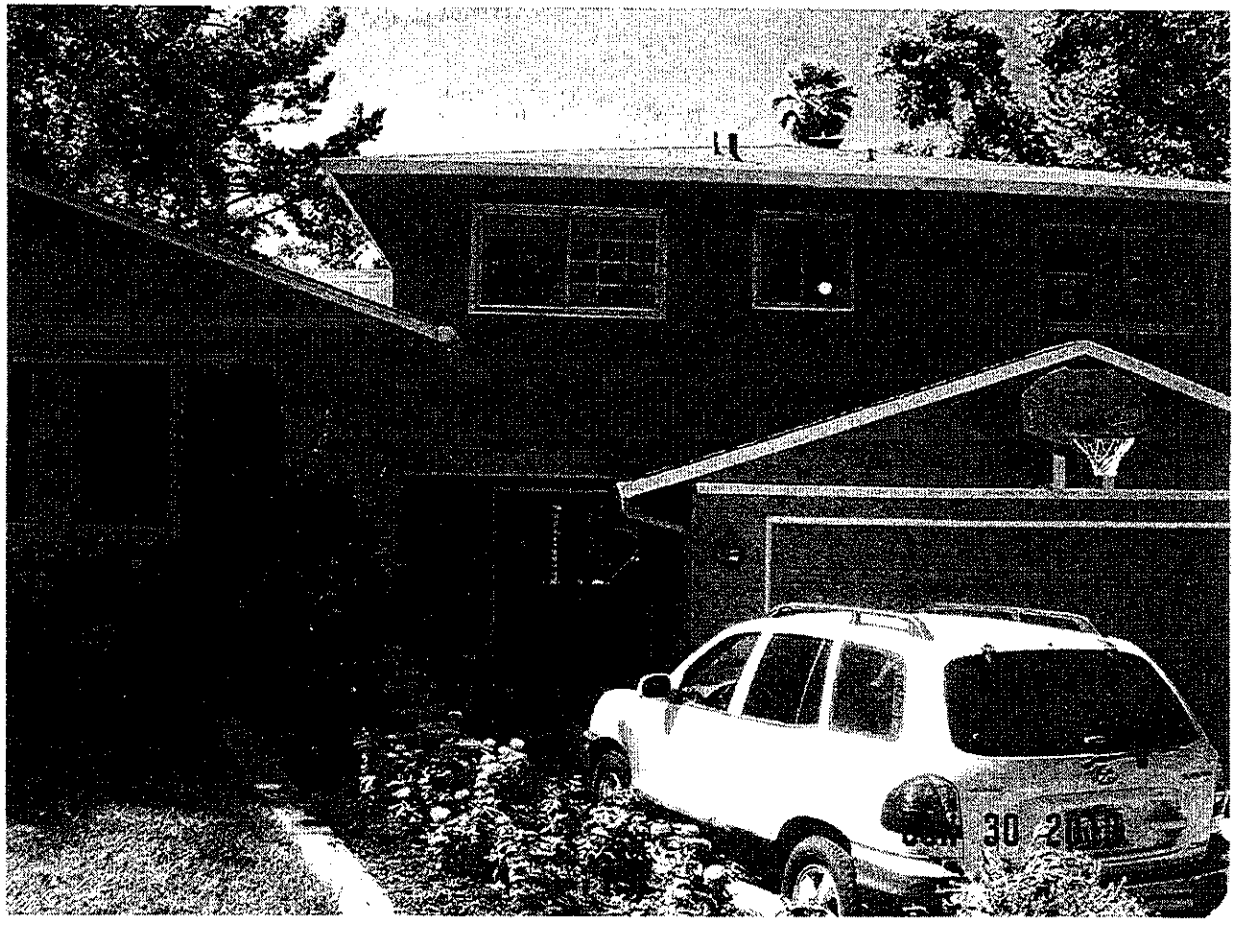
   Two skylights are proposed for the new great room of the house, one over the kitchen area that is a little less than 3' in length and one over the gathering area which is about 4' long. The skylights will not be visible from neighboring homes, and no lights are proposed for the skylights. The project architect has communicated that if any lights were added in the skylight areas, they would in any case be downlights.

Conclusion

Prior to acting on this request, ASCC members should visit the site and consider the above comments as well as comments presented at the regular ASCC meeting on October 14. In order to approve the project, the ASCC would need to make the four findings for concentration of floor area. As discussed above, it appears that these findings can be made.

Attachments: Vicinity Map
Finish Board Sheet
Zoning Ordinance Section 18.48.020 re: Floor Area Concentration

FINISH BOARD



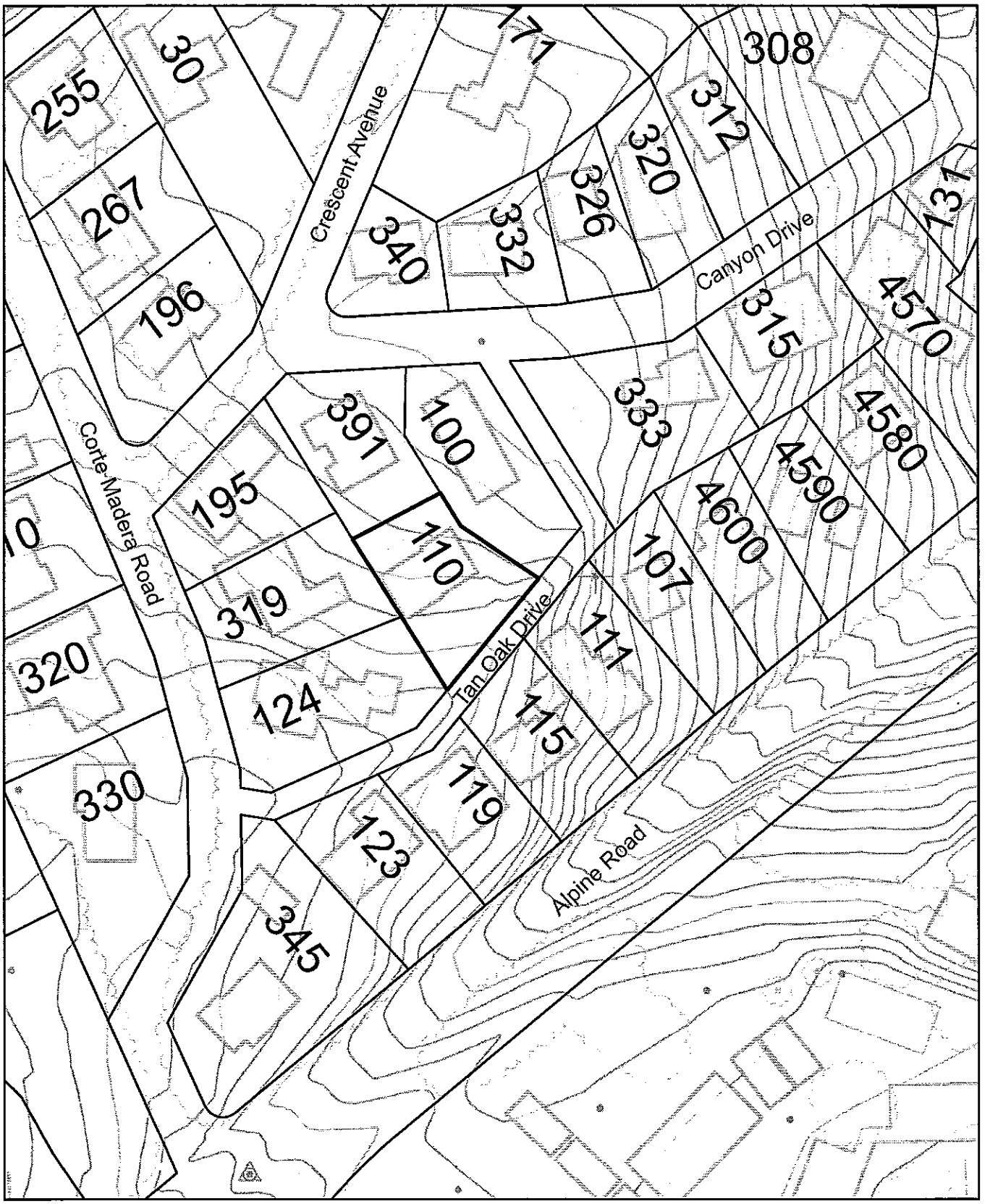
EXISTING RESIDENCE - PROPOSE TO MATCH ALL FINISHES

GEBHART RESIDENCE

110 Tan Oak
Portola Valley, California
CJW # 2010.12
9/6/2013

SEP 06 2013

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



Vicinity Map

Architectural Review, Gebhart

0 25 50 100 150 200 Feet

APN 079-192-080, 110 Tan Oak Drive
October 2013

Excerpt from the Portola Valley Municipal Code

18.48.020 - Maximum adjusted floor area.

The architectural and site control commission may allow the eighty-five percent figure stipulated in Line 7 of Table 1A to be increased up to a maximum of one hundred percent 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 eighty-five percent 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 eighty-five percent 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.

(Ord. 1998-312 § 3, 1998; Ord. 1995-285 § 1 Exh. A (part), 1995)